

(modified to show demolition for asbestos removal), and Plan of Work for Licensed Asbestos Removal - Hayling Billy public House Condition no.8 - Letter from HGP Architects to Havant Borough Council - 13.01.17 Condition no.9 - Letter from 24Acoustics dated 07.06.16 Condition no.14 - Letter from HGP Architects to Havant Borough Council - 13.01.17, UNK,
APP/17/00360 - Letter from Calcinotto 31.03.17 Foundation drawings
SO-2267-05-SE-001A,101B,102B,103A & 701B, UNK,05/04/2017
GEN/17/01262 - Operating hours for site, ,23/10/2017
APP/18/00132 - Application for non-material amendment of Planning Permission
APP/16/00568 relating to the following matters:

Change to style of glazing of the larger windows from a large single top hung window to 2no. opening side lights;
Removal of a small number of windows and replacement by 'tax window' features;
Door design changes;
Addition of opening fire vents to roof (open in event of fire only);
Addition of opening fire vents to stairs (open in event of fire only);
Reduced balcony sizes for a small number of units;
Lighting to doors and balconies
Other minor detail changes.

Extension of Time Agreed until 23rd April 2018 DE, PERM,20/07/2018
APP/18/00487 - Application for non-material change to Planning Permission
APP/16/00568 relating to amendment to Arboricultural Method Statement.
, PERM,09/07/2018
APP/18/00538 - The purpose of this method statement is to demonstrate how works will be undertaken at 117 Elm Grove, Hayling Island, to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees that are to be retained., UNK,
APP/18/00571 - Cut back branches extending North, (overhanging flat 7 Claremont Court), 1No.Oak tree by 4m to height of 10m above ground level, subject to TPO1805., PERM,19/07/2018
APP/18/00577 - Dropped kerb to rear of site accessing Elm Grove., UNK,
GEN/18/00593 - Proposed dropped kerb access to Elm Grove, ,03/07/2018 10:29:20

3 Proposal

1No English Oak (1 on Tree Maintenance Plan) - Remove deadwood in excess of 25mm in diameter and cut back to maintain minimum 3 metres clearance from buildings. 2No Lime (2 and 3 on Tree Maintenance Plan) - Crown lift to 4 metres above ground level. Remove deadwood in excess of 25mm in diameter. 1No Maritime Pine (13 on Tree Maintenance Plan) - Remove deadwood in excess of 25mm in diameter throughout the crown. Remove arborists ropes. All trees subject to TPO 1805.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 29

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

7.3 This application to undertake works to trees protected by a Tree Preservation Order relates to a number of trees within and on the boundaries of a newly built development on the former site of the Hayling Billy Pub.

Removal of dead wood from the trees does not require an application, therefore the Pine will be excluded from this application. The Oak (numbered 1 on the plan) is proposed to be cut back to maintain a minimum 3m clearance of the buildings, and two Limes (number 2 & 3 on the plan) are proposed to be crown lifted to 4m.

Having visited the site, this work has already been carried out as part of the development process and is therefore not required.

The Arboricultural Consultant has submitted to the applicant a 10 year planned maintenance programme for the trees, however changes in growing patterns and the rates of growth of the trees will not guarantee that the work will be required at the stages suggested. It is not considered appropriate to grant a ten year permission in

this instance and separate applications should be submitted as and when it is considered necessary to do so.

8 Conclusion

Refuse - The trees subject of this application do not require pruning at this time as they are sufficiently clear of the buildings and open spaces. A 10 year permission for maintenance is not considered to be suitable for the trees due to changing growth patterns. Fresh applications for work can be submitted at any time when required.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/18/01004 for the following reason

- 1 The trees subject of this application do not require pruning at this time as they are sufficiently clear of the buildings and open spaces. A 10 year permission for maintenance is not considered to be suitable for the trees due to changing growth patterns. Fresh applications for work can be submitted at any time when required.