
Site Address: 18A Garden Close, Hayling Island, PO11 9AD
Proposal: Crown reduce top by 2m, west sector by 3m, east sector by 2m, no reduction on north sector, south sector by 3m and crown lift to 4m a Holme Oak, subject to TPO 0902. Crown reduce by 2.5m and crown lift to 4m a Common Oak, subject to TPO 1796. Remove dead, crossing, or epicormic branches from both trees.
Application No: APP/17/00781 Expiry Date: 19/09/2017
Applicant: Mr Page
Agent: Mr J Petley Case Officer: Maria Stewart
 JP Tree & Garden Services
Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

18A Garden Close, Hayling Island, PO11 9AD

2 Planning History

02/59888/02 - Tree, UNK,
02/59888/002 - Application to crown raise to a height of 5m and crown thin by 25% a Holm Oak (T12) subject to TPO 0902 and to crown raise to a height of 5m and crown thin by 25% a Common Oak (T1) subject to TPO 1796., PERM,08/01/2003

3 Proposal

Crown reduce top by 3.5m, west sector by 3m, east sector by 2m, north sector by 2.5m, south sector by 3.5m and crown lift to 5m a Holm Oak, subject to TPO 0902. Crown reduce by 3.5m and crown lift to 5m a Common Oak, subject to TPO 1796. Remove any dead, crossing or epicormic branches from both trees.

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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

[illegible]

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 The application relates to a mature English Oak tree and a mature Holm Oak located within the front curtilage of a property in Garden Close, Hayling Island. Since the property is located at the end of the cul-de-sac, both trees dominate the street scene and represent a significant amenity value to the public.

The English Oak is located in front of the property's garage, with the canopy extending over its rooftop, the driveway and encroaches over the neighbouring boundary. The main stem is set in a flower bed, surrounded by dense leaf litter and timber debris on its northern sector, therefore a full assessment of its basal condition could not be made, however there are no visible signs of poor health. The root system is partially exposed, having grown through the tarmac driveway nearby. There are wounds from minor branch removals on the main stem and these have occluded well. Within the canopy there are signs of previous pruning works and some minor amount of deadwood, however the tree appears to be displaying normal vigour and vitality. The crown has an eastern bias towards the neighbouring property, likely due to close proximity of the Holm Oak's crown to the south western sector. The application originally specified works that would have been considered excessive. Through negotiation with the applicant, lesser works were agreed that would manage the tree sympathetically while still providing a reasonable level of cyclical management which would not detriment its health or the considerable amenity value it possesses. This will minimise the shading to the property and reduce the amount of falling debris.

The Holm Oak is located the other side of the property's driveway. The base is surrounded by lawn and there are no clear signs of poor basal condition. The root system is partially exposed through the concrete driveway close by and on the main stem there are signs of a cavity forming at an approximate height of 1m on the northern sector. The crown's northern sector extends over the rooftop of the property and has a bias towards the south west since it has undergone suppressed growth due to the English Oak in close proximity. There is some lateral cracking of bark on several limbs and evidence of limb tear out in the upper crown, as well as signs of previous pruning. However, the tree appears to be displaying normal vigour and vitality. The works were again negotiated with the applicant, which would rebalance the crown's shape and remove some of the weight of the canopy. The proposed works would contribute towards minimising the potential risk of mechanical failure due to the various defects while still extending the tree's useful lifespan.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00781

(A)

(B) for the following reasons/subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.
- 2 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: Crown reduce top by 2m, west sector by 3m, east sector by 2m, no reduction on north sector, south sector by 3m and crown lift to 4m a Holme Oak, subject to TPO 0902. Crown reduce by 2.5m and crown lift to 4m a Common Oak, subject to TPO 1796. Remove dead, crossing, or epicormic branches from both trees.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 19/09/18.
Reason: To control the timing of the works