
Site Address:	The Curlews, 2 St Peters Avenue, Hayling Island, PO11 0SA		
Proposal:	Fell 5No. Cypress trees, subject to TPO 1513.		
Application No:	APP/17/00738	Expiry Date:	01/09/2017
Applicant:	Mr R Ball		
Agent:	Mr J Blackman	Case Officer:	Jamie Gargett
Ward:	Hayling East		

Recommendation: **GRANT TPO CONSENT**

1 Site Description

The Curlews, 2 St Peters Avenue, Hayling Island, PO11 0SA

2 Planning History

02/56360/009 - Erection of new chalet bungalow and associated parking with access onto St Peters Avenue., REF,15/05/2002
00/56360/008 - Enlargement of garage, previously approved 98/56360/5 but not yet constructed, PERM,21/12/2000
00/56360/007 - Construction of freestanding enclosed swimming pool adjacent to north side of new dwellinghouse under construction pursuant to planning permission 98/56260/5, PERM,28/07/2000
99/56360/006 - Revised siting (retrospective) of new dwellinghouse authorised by planning permission 98/56360/5 and construction on its east side of an attached conservatory, PERM,29/10/1999
98/56360/004 - Crown reduction of Bay tree (T1) by 20%: Crown raise up to 2 metres Silver Birch trees (T2, T13, T14, T15, T16, T17, T18 & T22), Scots Pine (T6), Larch (T5), Eucalyptus (T20), 4 Silver Birch (Group 3): Crown raise on western side only 21 Corsican Pines (Group 1). All trees subject to TPO 1513., PERM,07/04/1998
98/56360/005 - Demolition of existing buildings and construction of a 4 bedroom detached house and double garage, PERM,21/01/1999
96/56360/003 - To demolish existing bungalow and ancillary building and erect dwelling house with new vehicular access, NPW,13/03/2003
93/56360/002 - Demolish existing bungalow and ancillary buildings and erect 2 storey dwelling., PERM,
91/56360/000 - New vicarage, PERM,09/01/1992
92/56360/001 - Demolish existing bungalow and ancillary buildings and erection of new parsonage house, WD,25/02/1993
03/56360/010 - Application to crown reduce a bay (T1) by 20%, to crown raise to 2m 2 Oaks (T2 & T3), 7 Birch trees (T13,14,15,16,17,18 and 22), a Eucalyptus (T20) and cedar (T21), 6 Monterey Cypress trees (within G2) and 22 Pines (within G1), and to shorten limbs growing into T21 of a Eucalyptus (T20) and fell a Pine (within group G1) all subject to TPO 1513., PERM,16/09/2003
05/56360/011 - Variation of Condition 1 of planning permission 00/56360/007 to allow

for an extension of the time period during which the development permitted may commence., PERM,04/04/2005
 06/56360/012 - Application to fell 11 x Silver Birch, 6 x Cypresses, 1 x Larch and 1 x Scots Pine all subject of TPO 1513., REF,24/08/2006
 07/56360/013 - Application for crown reduction of 30% to a Eucalyptus tree (T20) subject to TPO 1513., PERM,16/05/2007
 07/56360/014 - Fell 6No. Corsican Pine Trees and crown clean and crown lift to 3 metres the remaining trees all within Group 1 subject to TPO 1513. , PERM,18/07/2007
 08/56360/015 - Fell 3No. Scots Pine trees within Group G1, subject to TPO 1513., REF,22/10/2008
 09/56360/016 - Fell 3No. Birch trees, crown reduce by 30% 1No. Eucalyptus tree, crown lift by 1m 1No. Cedar tree and crown lift by 2m 6 No. Leyland Cypress tree, subject to TPO 0567 and 1513., PERM,28/09/2009
 09/56360/017 - Fell 4No. Scots Pine trees, remove 1No. limb from a Scots Pine tree and crown thin by 20% 10No. Scots Pine trees, all subject to TPO 1513 (G1)., PERM,22/12/2009
 APP/10/00348 - Crown reduce by 20% 2No. Oak trees and 1No. Birch tree all subject to TPO 0567., PERM,23/08/2010
 APP/10/00786 - Fell 5No. Leyland Cypress trees and 1No. Scots Pine tree subject to TPO 1513. , PERM,07/02/2011
 APP/12/00496 - Outline application for erection of 1No. chalet bungalow with all matters reserved., REF,30/10/2012
 GEN/13/00624 - Leylandii on site of 2 St Peters Avenue, Hayling Island, ,17/07/2013 14:33:25
 APP/14/00546 - Fell 1No. Cypress (T9), subject to TPO 1513., PERM,02/07/2014
 APP/17/00023 - Fell 3No. Pine. Subject to G1 of TPO 1513., PERM,03/02/2017

3 Proposal

Fell 5No. Cypress trees, subject to TPO 1513.

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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I note from the application that all 5 trees subject to a TPO have canker to some degree. Its not clear who did the site inspection (the report of which is not appended to the planning pages) if it is the HBC tree service then please stop reading. If not the HBC tree experts report then I would like to see the original diagnosis and corrective action confirmed. I do hope these trees are not to be felled just because in some way "inconvenient" to the owners or their direct neighbours.	Noted and trees have been inspected by HBC Arb
Considerations from failed appeal APP/17/00023 refusal should be considered in deciding this case.	The trees are in a poor condition and do not related tho the appeal stated.

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 number of Cypress trees that are located in the rear garden of a property in St. Peters Avenue, Hayling Island. The trees are located close to the furthest boundary from the street scene in this large residential garden. The trees are heavily restricted from the street scene's view due to other mature trees and hedgerows and possess minimal public amenity value.

Two of the trees are surrounded by lawn, while the remaining three are set in a flower bed and there are no obvious signs of poor basal condition. There are signs of previous pruning wounds where previous large diameter branches have been removed on the main stems. Each crown has a large amount of deadwood within and are displaying reduced vigour and vitality. The trees are poor specimens of the species and possess poor form.

The proposed felling of these trees would present the opportunity for mitigation replanting that would only enhance the aesthetic quality of the area due to the trees' poor condition. For this reason, in combination with the limited amenity value the Cypress trees possess, there can be no objection to the proposed works and permission should be granted.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00738 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: Fell 5No. Cypress trees, subject to TPO 1513.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The trees to be felled shall be replaced by 1No. Liquid amber and 2No. Pyrus chanticleer to be planted in a position as near as practicable to the position of the trees to be felled and at a height of at least 2 metres when such replacement planting is carried out.
Reason: To conserve and safeguard the visual amenities of the locality.
- 4 The tree works for which consent is hereby granted shall be carried out and completed no later than 01/09/18.
Reason: To control the timing of the works.