
Site Address: 14 Windsurfing Place, Hayling Island PO11 9FR
Proposal: Removal of lowest limb over parking bay adjacent to No.14
Windsurfing Place 1No Oak subject to TPO 1997.
Application No: APP/17/00436 Expiry Date: 15/06/2017
Applicant: Trinity Estates
Agent: Mr A Tomasso Case Officer: Jamie Gargett
 Alpine Tree Surgeons
Ward: Hayling East

Recommendation: **GRANT TPO CONSENT**

1 Site Description

14 Windsurfing Place, Hayling Island PO11 9FR

2 Planning History

APP/12/00966 - Conditions imposed by the Planning Inspectorate in letter dated 17/07/2013 in upholding an appeal against planning refusal APP/12/00966 granting permission for 131 dwellings with associated residential curtilages, parking and turning areas, public open space, new vehicular access from Beech Grove and new pedestrian and cycle access from St Margaret's Road
, REF,21/12/2012
GEN/13/00960 - Existing TPOs on Land at Goldring Close, Hayling Island.,
,24/10/2013
GEN/14/00155 - Pre-application preliminary meeting - emerging proposals for development site, ,17/03/2014 15:42:01
APP/14/00488 - Reserved matters application for 131No. open market and affordable dwellings including 10No. one bed dwellings, 25No. two bed dwellings, 52No. three bed dwellings, 40No. four bed dwellings and 4No. five bed dwellings with associated residential curtilages, parking and turning areas, public open space and surface water attenuation features; and discharge of conditions 5, 6, 10, 15 and 21 of Planning Permission APP/12/00966 approved by appeal APP/X1735/A/13/2192777.,
PERM,29/09/2014
GEN/14/00594 - Convert property into two, and rear extension., ,13/06/2014 15:59:35
APP/14/00613 - Demolish existing dwelling and construct part of access road to serve adjacent development land to south (pursuant to Outline Planning Permission APP/12/00966 approved on appeal ref APP/X1735/A/13/2192777 for 131 dwellings).,
PERM,22/08/2014
APP/14/01031 - Discharge of Condition No/s 9, 16, 22 and 23 of Planning Permission APP/12/00966., PERM,19/11/2014
APP/14/01032 - Discharge of Condition No/s 3 and 4 of Planning Permission APP/14/00488., SPL,25/11/2014
GEN/14/01043 - Erection 3/4 bed house., ,16/01/2015
APP/14/01074 - Discharge of Condition No. 19 of Planning Permission APP/12/00966., PERM,13/11/2014
APP/14/01174 - Display of 5 freestanding signs and 5No. flags mounted on 4m high flagpoles., PERM,09/02/2015

APP/15/00645 - Discharge of Condition No/s 8 and 18 of Planning Permission
 APP/12/00966., PERM,04/11/2015
 APP/15/00685 - Variation of Condition 2 of Planning Permission APP/14/00488
 (Approved plans) to replace existing approved soft landscaping layouts and Variation
 of Condition 3 of Planning Permission APP/14/00488 (Acoustic fence) to enable
 removal of acoustic fence in phases as construction site area is reduced.,
 PERM,05/11/2015
 GEN/15/00715 - Proposed replacement fence., UNK,
 APP/15/01071 - Discharge of Condition 9 of Planning Permission APP/14/01174.,
 PERM,14/10/2015
 APP/15/01353 - Regularisation of 3No. temporary sales parking bays opposite
 development sales office, for duration of two years during the construction of the
 development., PERM,15/02/2016
 GEN/15/01225 - General Enquiry, ,11/12/2015
 GEN/15/01236 - Request for information on outstanding applications., ,11/12/2015
 15:11:24
 APP/15/01396 - Application for non-material change to Planning Permission
 APP/12/00966 to for inclusion of an additional window with obscured glass to en-suite
 gable elevation on house type H25, plots 127 and 131., PERM,28/01/2016
 GEN/16/00028 - Request for information., ,13/01/2016 09:19:48
 GEN/16/00502 - Enforcement Enquiry - Removal of hedge/fly tipping., ,26/04/2016
 GEN/16/00503 - Enforcement Enquiry - first floor level windows - no breach.,
 ,29/04/2016
 GEN/16/00554 - Trees directly behind property which are protected - some of the
 branches are dead and some are overhanging garden. Who is responsible for this?
 Children play area that has been built - when will the fence be coming down so that
 they can play on it as they are presently playing in the roads which is dangerous. ,
 ,17/05/2016
 APP/16/00744 - Erection of a corner shed in rear garden., PERM,15/09/2016
 GEN/16/00817 - Construction of patio and erection of garden shed, ,22/07/2016
 13:52:02
 APP/16/01126 - Single storey rear extension, PERM,09/12/2016
 APP/16/00838 - Erection of 2No. summerhouses in rear garden and raising of land to
 rear boundary., PERM,15/09/2016
 APP/16/01297 - Crown lift to 4m, crown reduce by 2m 1No. Oak tree (T55 as on plan);
 crown lift to 4m, crown reduce by 1m on northern sector 1No. Oak tree (T56 as on
 plan), subject to TPO 1924., PERM,01/03/2017
 GEN/16/00856 - Query re TPO tree outside property. Can be removed under DD
 exemption., ,03/08/2016
 GEN/17/00273 - COPY DOCS - Deed of Variation 25/09/2014, Deed 06/11/2014
 being Section 251, 278 and 38 Agreement., UNK,
 APP/17/00352 - Variation of Condition No.16 of Planning Permission APP/12/00966
 relating to previously submitted layout to be regularised with as-built construction.,
 INV,

3 Proposal

Removal of lowest limb over parking bay adjacent to No.14 Windsurfing Place 1No
 Oak subject to TPO 1997.

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: 2

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 The subject of this application is a semi mature Oak tree that forms part of a Group TPO in Windsurfing Place, Hayling Island. The Oak is located on a grass verge at the end of a cul-de-sac, with another residential road beyond. The Oak is highly visible from both street scenes and along with the other Oaks within the group, contributes extremely well to the tree cover in the area and possesses a high public amenity value.

The main stem of the Oak is surrounded by lawn and is partially Ivy clad. Within the canopy there are signs of previous pruning works and the presence of some deadwood, however the tree is displaying what appears normal in vigour and vitality. The crown is unbalanced and possesses a heavy northern bias towards the parking bay of the adjacent property.

The application requests the removal of the lowest limb that overhangs this parking bay. The removal of the limb will result in a relatively small wound that will not detriment the overall health of the tree. The works will maintain a harmonious relationship between the tree and the residents, allowing the free movement of vehicles to the parking bay. This will go some way to rebalancing the canopy and will not cause detriment to the visual amenity that the tree possesses.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00436 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: Removal of lowest limb over parking bay adjacent to No.14 Windsurfing Place 1No Oak subject to TPO 1997.
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 15/06/18.
Reason: To control the timing of the works