
Site Address: Trees adjacent to, 22A St Hermans Road, Hayling Island
Proposal: Reduce canopy by 2m overall of 1No. Oak (T1 of TPO 0987), reduce north stem by 4m to reshape, remove central low limb on east side, crown lift to 4.5m; Reduce canopy by 2.5m overall of 1No. Oak (T2 of TPO 0987), crown lift to 4.5m including the removal of 2 lower branches on west side; Remove deadwood from 1No. Oak; remove deadwood from 1No. Oak and remove north east stem, remove lowest branch on north sector, situated at 5m from ground level; Remove lower branch situated at 5 - 6m from 1No. Oak; Crown lift north side to 3m of 1No. Oak; these trees subject to Group 1 of TPO 1730. Remove and dead, crossing or epicormic branches as necessary from all above trees.

Application No: APP/17/00431

Expiry Date: 15/06/2017

Applicant: Mr Browne

Agent: Mr J Petley
JP Tree & Garden Services

Case Officer: Jamie Gargett

Ward: Hayling East

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Trees adjacent to, 22A St Hermans Road, Hayling Island

2 Planning History

06/70490/000 - Application to cut back overhanging branches of Oak trees to boundary within G1 subject to TPO 0987., PERM,06/09/2006
APP/14/00577 - Reduce 7No. Oaks back to boundary, within G1 of TPO 1730., PERM,18/07/2014
GEN/15/00811 - Planning history., ,07/08/2015 11:59:12
GEN/15/01066 - Development of land / usage of land to rear of 22a St Hermans Road., ,02/11/2015 13:26:29
GEN/16/00524 - Proposed new development., UNK,
GEN/16/00528 - Would planning permission be granted for the land adjacent to our property?, ,06/05/2016
GEN/16/00568 - Likelihood of gaining planning permission?, ,10/06/2016 10:57:56
GEN/16/00762 - Confirmation of TPO Trees., ,04/07/2016
GEN/16/00796 - Proposed new dwelling., ,18/07/2016 17:31:21
APP/16/01186 - Crown lift 2No. Oaks (T1 and T2) by 4m, subject to TPO 0987. Cut back (north side) to mid line of creek, 10No. Oaks subject to G1 of TPO 1730., WD,17/11/2016

3 Proposal

Reduce canopy by 2.5m overall of 1No. Oak (T1 of TPO 0987), reduce north stem by 4m to reshape, remove central low limb on east side, crown lift to 4.5m; Reduce canopy by 2.5m overall of 1No. Oak (T2 of TPO 0987), crown lift to 4.5m including the removal of 2 lower branches on west side; Remove deadwood from 1No. Oak; remove deadwood from 1No. Oak and remove north east stem, remove lowest branch on

north sector, situated at 5m from ground level; Remove lower branch situated at 5 - 6m from 1No. Oak; Crown lift north side to 3m of 1No. Oak; these trees subject to Group 1 of TPO 1730. Remove and dead, crossing or epicormic branches as necessary from all above 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

Arboriculturalist

County Waste Management

Engineering/Drainage

Environment Agency

Property Management (formerly County Estates Department) Hampshire County Council

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: 11

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 application relates to a number of trees that are subject to a group TPO and are located in a plot of land off St Herman's Road in Hayling Island. The land is accessed between two neighbouring bungalow dwellings, with it opening up to a larger area behind the northern most building. The particular trees in question have limited views from the street scene since other mature trees, planting and the residential dwellings restrict direct views. However, the group as a whole contributes well to the amenity of the area.

T1 Oak: This mature Oak is located furthest from the street scene in the land behind the bungalow. The base is surrounded by lawn and is showing no obvious signs of poor basal condition. The tree is a twin stemmed specimen and is displaying reduced vigour and vitality. There is sparse foliage within the northern biased canopy as well as a large amount of deadwood. A major limb on the east side is exhibiting signs of decay and has a minor cavity present. The works within the application would serve to rebalance the canopy's shape and minimise the risk of the decaying limb's potential failure without the loss of any amenity or detriment to the overall health of the tree. Lesser works were negotiated with the agent so as to preserve as much of the tree's useful lifespan as possible.

T2 Oak: The Oak is located close to the rear boundary of the dwelling adjoining the plot of land. The root system is partially exposed and the main stem is surrounded by lawn with no clear evidence of poor basal condition. The tree is a mature specimen and is displaying reduced vigour and vitality as well as possessing a significant amount of deadwood within it's crown. The canopy has a western bias, extending

over the neighbouring residential garden. A major limb on the western sector has signs of decay and lateral cracking. The specified works would minimise the risk of the limb's potential failure and would reduce shading to the nearby garden. The tree is in decline and the proposed works would manage its size in relation to its position so close to the dwelling nearby, while extending its useful lifespan. This would not result in the loss of any public amenity to the street scene.

T4, T5, T7, T8 Oaks: These Oaks are located on the bank of a ditch that runs parallel with the southern boundary of the land. Each tree shows signs of significant basal decay, with exposed roots and cavities close to each base. They have a heavy northern bias over the ditch and within their canopies are large amounts of deadwood and they are displaying reduced vigour and vitality. The proposed works would reduce some of the weight of their crowns and minimise their potential failure as well as rebalancing each crown's shape. This would extend whatever useful lifespan that the trees still possess as they are all heavily in decline. Due to their position in the land and being largely shielded from the street scene view's by other mature trees and planting, the proposed works would not result in any significant loss of amenity value and would not detriment their overall health.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00431

(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: Reduce canopy by 2.5m overall of 1No. Oak (T1 of TPO 0987), reduce north stem by 4m to reshape, remove central low limb on east side, crown lift to 4.5m; Reduce canopy by 2m overall of 1No. Oak (T2 of TPO 0987), crown lift to 4.5m including the removal of 2 lower branches on west side; Remove deadwood from 1No. Oak; remove deadwood from 1No. Oak and remove north east stem, remove lowest branch on north sector, situated at 5m from ground level; Remove lower branch situated at 5 - 6m from 1No. Oak; Crown lift north side to 3m of 1No. Oak; these trees subject to Group 1 of TPO 1730. Remove and dead, crossing or epicormic branches as necessary from all above 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 15/06/18.
Reason: To control the timing of the works