Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr R Swanton
Seaview Estates
131 Lumsden Road
Eastney
Portsmouth PO4 9LW

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS 2012
Grant of Consent

Application Number: APP/17/01168
Site Address: Oaktree Apartments, 158 Hart Plain Avenue, Waterlooville
Proposed Tree Works: Crown reduce 1No. Oak by 2m overhanging car park. Subject to G1 of TPO 1731.

Further to your application received on 24 November 2017, which was valid from 23 October 2017, Havant Borough Council, as Local Planning Authority, **Grants Consent** for the above works.

This consent is subject to compliance with:

(i) The plans and other documents submitted with regards to your application, and

(ii) The following conditions:

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 works for which consent is hereby granted shall be carried out and completed no later than 18/12/18.
Reason: To control the timing of the works.

Other Important Information:

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (Trees) Regulations. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building

Regulations please phone 023 9244 6571.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to action being taken by the Council under the Town and Country Planning (Trees) Regulations 1999. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

(4) You must consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Before any felling of trees, tree surgery, or ground clearance commences, a thorough external inspection of the tree should be undertaken. If any protected species are identified during the inspection, you should refer to Natural England's Protected Species Standing and seek the advice of a qualified ecologist in how to proceed. Details are available via the main enquiry line 0300 060 3900 or at:

http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx

Disturbance to nesting birds during the months between April and September should be avoided.

The following factors increase the probability of trees being used by roosting bats:

Located in ancient woodland or parkland
Large trees with complex growth form
Species that typically form cavities, such as beech, willow or ash
Visible damage caused by rot, wind, woodpeckers, lightning strike etc.
Loose bark providing cavities

If nesting birds or bat roosts have been disturbed (and therefore a breach of the above-mentioned legislation has taken place), you should report the matter to the Police immediately, as a wildlife crime may have been committed.

(5) The tree subject of this application has not been inspected for health and safety. It has purely been assessed with regards to impact that the proposed works may have on the amenity value/street scene of the area.

(6) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

Natalie Meagher

Natalie Meagher
Head of Neighbourhood Support

23 November 2017

Our Ref: APP/17/01168