
Site Address: Rhu House, Woodgaston Lane, Hayling Island, PO11 0RL
Proposal: Fell 1No. Pine, within Group G1, subject to TPO 1695.
Application No: APP/17/00026 Expiry Date: 02/03/2017
Applicant: Ms H Sambles
Agent: Mr J Petley Case Officer: Jamie Gargett
 JP Tree & Garden Services
Ward: Hayling East

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Rhu House, Woodgaston Lane, Hayling Island, PO11 0RL

2 Planning History

00/59298/005 - Crown reduce a Willow Tree (T31) and 2 Oak Trees (T33 & T35). All 3 trees are in the rear garden of Rhu House, Woodgaston Lane and subject to TPO 567, PERM, 12/01/2001
98/59298/003 - Replace boundary fence with decorative wall of same height, WD, 19/05/1998
98/59298/004 - Replacement boundary fence (revised application), PERM, 19/06/1998
94/59298/000 - Replace single storey side extension (east), 2 storey extension (west), pitched roof to existing link roof extension and dormers to south and north elevations. , PERM,
04/59298/006 - Application to fell a Willow tree subject of TPO 567., PERM, 15/12/2004
GEN/13/00625 - Information regarding TPO's on land., , 31/07/2013
GEN/14/00647 - Removal of deadwood, some from TPO trees., , 18/06/2014
APP/17/00009 - Extension and alterations to link and annexe incorporating new dormer and enlargement of balcony area., INV,
GEN/17/00016 - Demolition and rebuild of property., ,

3 Proposal

Fell 1No. Pine, within Group G1, subject to TPO 1695.

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 mature Pine tree located in the rear garden of a property in Hayling Island. The tree is situated at the rear boundary of large rear garden, which adjoins a public footpath running alongside the coastline and as such offers high amenity value to the public. Some of the tree's root system is visible with the base of the main stem surrounded by fallen Pine needles and other leaf litter. Within the canopy there is some deadwood, otherwise the tree is displaying what appears normal in vigour and vitality. Beyond the Pine tree in the garden are many smaller Oak trees. The reason stated within the application for the felling of the Pine is to provide more room for the Oaks to grow. Upon inspection, the relationship between the Pine and the nearby Oaks appears to be harmonious, with the Pine tree providing much needed shelter from sea winds that protect the Oaks to a degree. Therefore since the tree provides a good level of public amenity and is displaying what

appears normal in vigour and vitality, the felling of this tree would not be considered for recommendation.

8 Conclusion

Recommend Refusal

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/17/00026

(A)

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

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.