

Site Address:	Trees Rear of 24-28 Windsurfing Place, Hayling Island, PO11 9FR		
Proposal:	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.		
Application No:	APP/16/01297	Expiry Date:	17/03/2017
Applicant:	Mr Harkin Bellway Homes Ltd (Wessex)		
Agent:		Case Officer:	Jamie Gargett
Ward:	Hayling East		

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

5 Statutory and Non Statutory Consultations

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 site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I hope you do not mind but may I please request that, given the previous failures by Bellway to adhere strictly to planning conditions and to ensure that their contractors are made fully aware of the specific requirements/conditions, that if planning permission is granted Bellway are required to appoint a fully qualified tree surgeon to complete the work and a copy of Bellway's specific instruction is provided to you in advance of any work being completed. I apologise if this request is out of line with normal procedures but by way of just one example, landscape contractors were seen last year using strimmers in areas where the Biodiversity report specifically stated that the grass should remain long to provide habitat for the reptiles. Bellway had failed to tell their contractors of the requirement and conditions but unfortunately the damage to the habitat was already done by the time residents saw the contractors. There are many other instances of failures to follow correct procedures.	Discussion and pre application meeting on site has taken place with bellway. The application has also been ammended following discussion between HBC Arb and applicant.
I live in windsurfing Place and tree T55 is directly behind my back garden. I have a few comments to submit, i have looked at all documents. My relevent comments are as follows: In the summer this tree blocks all light from my garden, nothing will grow, it is constantly in the shade. My Garden is useless and an eyesore. I am unable to dry my washing outside and do not put out paddling pool for my children due to a disgusting amount of pigeon faeces being dropped into my garden on a daily basis throughout the summer, this is not only disgusting but it is a health hazard when it is on my trampoline and i have to clean it off. This happens Daily in the summertime.	Noted - works are recommended for approval.

Falling Branches are a worry and a danger as well as fallen leaves on my pathway which become slippery and can potentially cause a slip and fall. Although there are boxes in the tree I have never seen any animals going in or out of these in the year I have lived in this house. In General this tree is an eyesore, a nuisance and dangerous, it ruined my summer. It requires a serious of work and tidying up. I have pictures of what should be grass in my garden and my path.	

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 This application relates to two semi mature Oak trees that form part of a linear grouping to the rear of newly built properties on Hayling Island. To the west of the trees' main stems is the newly instituted public footpath and highway approximately 3-4m away. Therefore, both trees offer a significant amenity value to the public. The first of these Oaks (T55) is located to the rear of 28 Windsurfing Place with a significant lower canopy over hang in to the property's rear garden, which is creating a shading nuisance to both the garden and the dwelling. The main stem is partly clad with Ivy and there is no clear signs of poor basal condition. Within the canopy there are a number of included branches, however their severity cannot be properly assessed from a ground level inspection. There is the presence of some deadwood within the canopy, however the tree appears to be displaying what is normal in vigour and vitality. It is proposed to crown reduce this Oak by 2m and to crown lift the canopy to a height of 4m to provide clearance for access to the public footpath. These works would be considered reasonable cyclical management and would serve to reduce the shading nuisance to the property. The second Oak (T56) is located to the rear of 14 Windsurfing Place. The main stem is partly Ivy clad and is showing no

evident signs of poor basal condition. The canopy has previously undergone a suppressive pruning to the southern sector, which has caused the tree's canopy to become biased towards the north. Within the canopy there are a number of included branches, however the tree appears to be displaying what is normal in vigour and vitality. The application initially specified a reduction of 2m on the northern sector, however a lessened reduction of 1m was negotiated with applicant. This would serve to rebalance the canopy and would be considered reasonable cyclical management. The application also includes a similar crown lift to a height of 4m to provide access along the footpath. The works within the application would not detriment either the amenity value offered by the trees or their overall health.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01297

(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: 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.
Reason: To safeguard the health and well being of the trees and 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 17/3/18.
Reason: To control the timing of the works.