

Recommendation: **GRANT TPO CONSENT**

Northwood, Copse Lane, Hayling Island, PO11 0RJ

92/57301/000 - Raise to 5m-6m and reduce by 20%-25% crown of Ash (T5) covered by TPO 567., PERM,13/07/1997
08/57301/001 - Two storey side extension incorporating double garage following demolition of existing detached garage., PERM,29/04/2008
GEN/11/00072 - Proposed agricultural building, ,01/02/2011 08:42:26
APP/11/01090 - Two storey side extension incorporating double garage following demolition of existing detached garage., PERM,12/08/2011
APP/12/00019 - Discharge of Condition No. 3 of Planning Permission APP/11/01090., PERM,28/02/2012

Reduce 3No. lower limbs of 1No Ash (T5) on east sector by 3m to previous pruning points, subject to TPO 0567.

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

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: 3

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 Ash tree located at a property in Copse Lane, Hayling Island. The tree is located in the rear garden, on the eastern boundary with the neighbouring property. The tree is visible from the street scene as it can be viewed between the dwellings and therefore, along with other trees along the boundary line, contributes well to the amenity value of the local area. The main stem is surrounded by shrubs and other plants and the base could not be assessed as to it's condition. There are signs of previous pruning within the canopy and there is the presence of some deadwood, however the tree appears to be displaying what is normal in vigour and vitality. The original application specified the reduction of three lower limbs on eastern sector by 3m. As the canopy is currently biased towards the west sector, this would have further unbalanced it's shape and heavily weighted the tree towards the nearest dwelling. Through negotiation with the applicant, an amended specification was agreed upon to crown raise the tree to a height of 5.5m, which would achieve the desired outcome of minimising the encroachment over the boundary line into the neighbouring land, without further unbalancing the tree's canopy. This would not detriment the overall health of the tree or negatively impact the tree's amenity value while maintaining the tree's size in relation to the

neighbouring boundary.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00216

(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 raise 1No. Ash (T5) to a height of 5.5m, subject to TPO 0567.
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 25/04/18.
Reason: To control the timing of the works