
Site Address: 60A Sinah Lane, Hayling Island, PO11 0HH
Proposal: Copper Beech T1 - Crown lift to 5 meters over highway and crown reduce by 2 meters all over, leaving a height of approx 10 meters and a spread of 5 meters.
Subject to TPO1359
Application Type: Works to TPO Tree
Application No: APP/23/00553 Expiry Date: 23/08/2023
Applicant: Mr Douglas
Agent: Mr Spratt Case Officer: Tree Officer
 Skyfell Tree Specialists
Ward: Hayling West

Recommendation: **SPLIT DECISION**

1 Site Description

60A Sinah Lane, Hayling Island, PO11 0HH

2 Planning History

09/74102/000 - Construction of 1No. two storey 3 bed detached house with detached double garage (Plot 3), including new direct vehicular and pedestrian access to public highway., REF, 14/12/2009
APP/11/01865 - Discharge of Condition No 5 of 08/56502/008., PERM, 20/01/2012
GEN/12/01087 - Request for visit to discuss tree in adjoining garden., 07/11/2012 09:14:04
GEN/21/00119 - TPO tree causing damage to property., 15/04/2021
GEN/22/00914 - COPYDOC - TPO 1359, 04/10/2022

3 Proposal

Copper Beech T1 - Crown lift to 5 meters over highway and crown reduce by 2 meters all over, leaving a height of approx 10 meters and a spread of 5 meters. Subject to TPO1359

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

Councillor Brenda Linger - Hayling West

Councillor Julie Richardson

Councillor Paul Gray

Langstone Harbour Board

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: 16

Number of site notices: Not applicable.

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 this tree and whether this could also be harmful to the ongoing health and vitality of the tree.

7.2 This report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any detail.

7.5 T1 is a small mature copper beech, approximately 12m in height, located prominently on the southern frontage of the property with Sinah Lane. The copper beech tree is prominent in the street scene and can be readily viewed from nearby public viewpoints.

The tree provides visual amenity and canopy cover and contributes to the ecosystem services of the area.

7.6 The reasons proposed for the pruning works are to provide clearance from the highway and to maintain a balanced form to the tree. The tree has a streetlamp located immediately beneath the canopy, approximately 2m to the east of the tree trunk, and telephone wires also run through the southern section of the canopy over the highway. Some upper canopy dysfunction is evident looking at desktop imagery dated July 2019.

7.11 The application form does not offer any concerns over the health and condition of the tree.

7.12 The proposed works would have a detrimental impact on the amenity value of the area, and wildlife, and would not be in accordance with Policy CS16 and DM8.1 of the Core Strategy (2011).

7.13 The proposal to crown raise the tree to 5m to provide statutory highway clearance is reasonable, and this straightforward pruning is likely to also improve the efficiency of the streetlight.

No compelling arboricultural reasons to carry out a crown reduction to the tree have been offered, and the proposed extent of crown reduction also appears to be excessive.

8 Conclusion

It is recommended that the works to the trees should be granted a split decision subject to conditions.

9 RECOMMENDATION:

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for

application APP/23/00553 to the following works:

T1 Copper beech: crown reduce by 2 meters all over, leaving a height of approx. 10 meters and a spread of 5 meters.

1. The tree is an important feature in the local landscape and appears to be in good physiological and structural condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8.1 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00553 to the following works:

T1 Copper beech: crown raise to no higher than 5m above the public highway. Remove deadwood as necessary.

- 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 one year from the date of this decision notice.
Reason: To control the timing of the works