
Site Address: 31 Webb Lane, Hayling Island, PO11 9JF
Proposal: 1 No. Oak (T8) crown width reduction by 4m, leaving a crown spread of 12m. Tree subject to TPO 1262.
Application Type: Works to TPO Tree
Application No: APP/24/00207 Expiry Date: 20/05/2024
Applicant: Ms Louise Wilkinson
Agent: Case Officer: Tree Officer
Ward: Hayling East

Recommendation: **SPLIT DECISION**

1 Site Description

31 Webb Lane, Hayling Island, PO11 9JF

2 Planning History

90/51824/002 - Garage and two storey side extension to form accommodation for elderly relative., PERM,
96/51824/004 - Alterations including two storey extensions to east and south, lobby to west and
detached single garage with new access from Webb Lane, PERM,06/06/1996
APP/10/00385 - Single storey rear extension following demolition of conservatory. ,
PERM,09/11/2010
GEN/20/01026 - Copy docs: TPO 1262, ,22/12/2020

3 Proposal

1 No. Oak (T8) crown width reduction by 4m, leaving a crown spread of 12m. Tree subject to TPO 1262.

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 Leah Turner - Hayling East

Councillor Mark Coates

Councillor R Raines - Hayling East

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Please agree this planning permission. Having regularly walked this section of Webb Lane it is obvious this is a responsible land/tree owner that is ensuring the long term health of these Oaks. Regardless of TPO many of these oaks lining Webb Lane need trimming to remove large dead branches that for the long term will preserve the Oak trees health.	

7 Planning Considerations

- 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

- 2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.
- 3 The application tree is visible from the public realms of Grand Parade and Webb Lane, being prominent on the junction.
- 4 The tree is a large oak, the growth pattern of which is offset to the south over a neighbour's drive. It contributes to the sylvan nature of the area which is generally well populated with mature trees.
- 5 The applicant proposes to reduce the crown by 3m all round, which could result in the loss of a lot of leaf mass and associated photosynthetic activity. This is assessed as an unacceptably high loss for one intervention and is beyond the BS3998, the standard to which works to TPO trees must be done.
- 6 The tree is described as a lapsed pollard: I do not agree with this description, and though it has been reduced in the past was a long time ago and the regrowth is established. The proposed works could result in significant wounding and exposure of heartwood, which will have a negative impact on the tree's longevity.
- 7 The application states that there are fears that the tree is diseased or that there are fears that it may break or fall. Regulation 16(1) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012 states that "*appropriate evidence describing any structural damage to property or in relation to tree health or safety, as applicable*", is to be supplied with the application. Therefore, written arboricultural advice or other diagnostic information from an appropriate expert should be submitted with the application where the applicant believes work is required on safety grounds. There is no such supporting evidence with this application. The photographs supplied to not evidence any disease or increased likelihood of failure.
- 8 The works as proposed will reduce the trees public amenity.
- 9 It is reasonable to carry out minor pruning works to remove deadwood (exempt) and to prune back overhanging branches to a lesser extent than proposed.

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** 1 x oak to carry out a 3m all round crown reduction to safeguard the future of the tree.

The proposed works are beyond those recommended under BS3998 and without substantive evidence are not acceptable.

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** localised crown width reduction of up to 2m in length on any one branch overhanging structures with a maximum cut size of 75mm in diameter. Works not to exceed 4.5m in height. Removal of deadwood is an excepted operation and can be carried out without permission. It is recommended that a photographic record of any deadwood removed is kept in case of future challenge.

Reason: to allow reasonable works without threatening the long-term viability of the trees. To retain the key crown characteristic of the tree which giving reasonable clearance to structures.

- 1 The tree is significant features in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

- 2 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.

- 3 The tree pruning/surgery for which consent is hereby granted shall not result in:

- (a) any cut size of greater than 75mm in diameter.

- (b) any works being carried out above 4.5m in height (except deadwood removal as necessary)

Reason: To limit the impact to the tree.

- 4 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.