
Site Address: 12 Bacon Lane, Hayling Island, PO11 0DN
Proposal: Fell 2No. Sycamore (T1 & T2 on plan) subject to TPO 1598 within G1.
Application Type: Works to TPO Tree
Application No: APP/22/00694 Expiry Date: 07/09/2022
Applicant: Mr Henderson
Agent: Mr Fazackarley Case Officer: Tom Gregory
Michael Reed & Co Tree
Service Ltd
Ward: Hayling West

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

12 Bacon Lane, Hayling Island, PO11 0DN

2 Planning History

01/66333/002 - Crown reduce by 30% and crown raise up to 3m, 3 Sycamore trees (2 within Group G1 and T7) at 12 Bacon Lane subject to TPO 1598., PERM,26/11/2001
01/66333/003 - Addition of single storey garage to the east side of the existing property., PERM,04/02/2002
01/66333/000 - Fell 3 Sycamore trees (2 within Group 1 & T7) at 12 Bacon Lane subject to TPO 1598., REF,19/07/2001
01/66333/001 - Variation of condition 16 of Planning Permission 97/56893/002 to allow the garage to be used as habitable accommodation., PERM,26/10/2001
04/66333/004 - Application to crown reduce by 20% an Oak T4, crown reduce by 20% 2x Sycamores within Group G1 and crown reduce by 20% an Oak T6, all subject of 1598., PERM,09/11/2004
09/66333/005 - Cut back to old pruning points a Sycamore tree (G1) and Sycamore tree (T7), crown reduce by 20% a Common Oak tree (T6) and dead wood a Common Oak (T4), all subject to TPO 1598., PERM,27/03/2009
APP/13/01093 - Crown reduce by 3m and crown raise to 4.5m. Sycamore trees (T1 & T2) within Group G1 subject to TPO 1598., PERM,10/12/2013
APP/17/01320 - Crown reduce 3No. Sycamores (G1 of TPO 1598) by 3m to previous pruning points; Crown reduce 1No. Oak (T6) by 2.5m overall. All trees subject to TPO 1598., PERM,12/01/2018

3 Proposal

Fell 2No. Sycamore (T1 & T2 on plan) subject to TPO 1598 within G1.

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 Clare Satchwell - Hayling West

Councillor Julie Richardson

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: 6

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 trees in question make a positive contribution to local amenity. The loss of these trees will have a negative impact on local amenity. Whilst the application is supported by written evidence from an arboricultural consultant, the mere presence of tight forks and associated included bark is not considered to be sufficient justification for tree removal. Many trees play host to such defects without failure. Furthermore, this report was produced in 2013 and as such does not accurately reflect current conditions. Further diagnostic information would be required to justify tree removal in this instance, and other options, such as a crown reduction could be considered

8 **Conclusion**

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/00694

(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. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.