
Site Address: Tesco Stores Ltd, Solent Road, Havant, PO9 1TR
Proposal: Reduce crown 1 No Willow (T2) by 2 metres to previous pruning points.
Tree subject to TPO 1282.
Application Type: Works to TPO Tree
Application No: APP/22/00251 Expiry Date: 04/07/2022
Applicant:
Agent: Ground Control Ltd Case Officer: Tom Gregory
Ward: St Faiths

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Tesco Stores Ltd, Solent Road, Havant, PO9 1TR

2 Planning History

01/58840/009 - New single storey flat roof building to front elevation to house 3 cash points., REF,25/05/2001
99/58840/008 - Erection of canopy enclosure within existing service yard to south of main store, WD,14/02/2000
97/58840/006 - Retention of condenser units to east elevation of store, and erection of 2m high security fencing between footpath/cycle path and rear of store, PERM,11/03/1997
97/58840/007 - Internally illuminated signs - 2 no 6m high monoliths and 1 no 8m high monolith, individual Tesco lettering to roof (west) and south elevation of store and lettering to petrol kiosk and canopy; pump uplighters (revised application), PERM,12/02/1998
96/58840/003 - Erection of 2 No. externally illuminated freestanding sign boards on north east and south sides of site respectively, PERM,15/07/1996
96/58840/004 - Internally illuminated signs - 3 No. 6m high monoliths, individual Tesco lettering to roof, north and south elevations of store and lettering to petrol kiosk and canopy; pump uplighters, WD,14/01/1997
96/58840/005 - Variation of Conditions 4, 5 & 6 of Planning Permission 94/58840 to allow the opening of the petrol filling station on 11th November 1996 in advance of specified works being undertaken, PERM,02/12/1996
03/58840/011 - Erection of a 3 position ATM pod to the west elevation., PERM,15/01/2004
04/58840/012 - Display of 2 No. rotating, internally illuminated single sided panel signs and 1 No. static internally illuminated single sided panel sign., PERM,28/07/2004
04/58840/013 - Installation of TOMRA recycling unit to replace existing recycling facility., PERM,20/12/2004
06/58840/014 - Redevelopment of retail supermarket site with new superstore together with change of use of employment land at the western end of the application site to accommodate car wash, recycling centre, associated car parking, highways

and landscaping. , S106,06/10/2008

06/58840/015 - Change of use of car parking spaces to hand car valeting operation including the siting of a cabin to house the water recycling system and a canopy., TPP,21/11/2006

07/58840/016 - Change of use of car parking spaces to hand car valeting operation including the siting of a cabin to house water recycling units and a canopy together with associated enabling works., PERM,29/03/2007

09/58840/017 - Redevelopment of retail supermarket with permitted superstore but with variation of the following conditions of planning permission 06/58840/014:

3. To vary highway works required to be in place prior to the commencement of the use of the store.

13. To vary the sustainability and energy conservation measures to be incorporated within the development.

21. To allow the approved total net sales area of 6013 sq.m. to include the customer entrance and exit lobbies.

And matters relating to the discharge of conditions:

4. Details relating to roads, accesses and bus turning within the site.

13i. Details relating to the achievement of the required BREEAM rating.

13ii. Details relating to the achievement of the varied sustainability and energy conservation measures proposed. , PERM,05/06/2009

09/58840/018 - Discharge of Condition No 16 of Planning Permission 06/58840/014, WD,04/08/2009

09/58840/019 - Discharge of Condition No. 2(e), 2(o) and 2(m) of Planning Permission 06/58840/014., PERM,27/05/2009

09/58840/020 - Discharge of Condition No. 2(a), 2(h) and 2(n) of Planning Permission 06/58840/014., PERM,18/06/2009

09/58840/021 - Discharge of Condition No. 2(f) and 2(k) of Planning Permission 06/58840/014., PERM,16/04/2009

09/58840/022 - Discharge of Condition No. 2(b) of Planning Permission 06/58840/014., PERM,09/07/2009

09/58840/023 - Discharge of Conditions Nos. 2(j) (Details of Recycling Facility) and 18 (Landscape Management Plan) of Planning Permission 06/58840/014., PERM,24/04/2009

09/58840/024 - Discharge of Conditions Nos 5 (surface water drainage) and 6 (surface water regulation system) of Planning Permission 06/58840/014., REF,24/04/2009

09/58840/025 - Discharge of Condition No. 2(d) of Planning Permission 06/58840/014., PERM,16/04/2009

09/58840/026 - Discharge of Condition No. 14 of Planning Permission 06/58840/014., PERM,16/04/2009

09/58840/027 - Discharge of Condition No/s 2(l) and 2(p) of Planning Permission 06/58840/014., PERM,18/05/2009

09/58840/028 - Discharge of Condition No. 2(c) of Planning Permission 06/58840/014., PERM,18/05/2009

09/58840/029 - Discharge of Condition No. 9, parts 1, 2, 3 and 4 of Planning Permission 06/58840/014., ,03/03/2014

09/58840/030 - Discharge of Condition No. 2(i) - the provision to be made for CCTV - of Planning Permission 06/58840/014., PERM,18/05/2009

09/58840/031 - Discharge of Condition No. 11 of Planning Permission 06/58840/014., PERM,18/06/2009

09/58840/032 - Discharge of Condition No. 2 (g) - 'Management Measures for External Lighting' - of Planning Permission 06/58840/014., PERM,26/10/2009

09/58840/033 - Discharge of Condition No. 12: Method for site investigation, demolition and construction, of Planning Permission 06/58840/014.,

PERM,18/06/2009

09/58840/034 - Discharge of Condition No. 15 - Ventilation and Filtration, and Condition No. 16 - Details of Fumes Extraction of Planning Permission 06/58840/014., PERM,27/08/2009

09/58840/035 - Revisions to permitted layout including main internal vehicular access and egress, position of car wash and recycling centre and western area of car parking; all associated with new retail superstore. All granted approval under Planning Permission 06/58840/014., PERM,03/11/2009

09/58840/036 - Advertisement consent for signs on the main store building at Tesco Store, Solent Road, Havant, to include 2No. illuminated fascia signs to north and west elevations, 1No illuminated 3D sign to roof facing south, and assorted Tesco branding. Opening hours and various graphics to north, east and west elevations and within car park., PERM,27/10/2009

09/58840/037 - Display of 1No. double sided, internally illuminated gantry sign, adjacent to petrol filling station., PERM,27/10/2009

09/58840/038 - Display of 6No. non-illuminated fascia signs and 2No. internally illuminated light boxes applied to petrol filling station canopy., PERM,27/10/2009

09/58840/039 - Display of various direction information and promotional non-illuminated signs to main store car park., PERM,11/11/2009

09/58840/040 - Display of various directional, information and promotional non-illuminated signs to access road and western car park of store., PERM,11/11/2009

09/58840/041 - Erection of bus shelter associated with new retail superstore at Solent Road, Havant. , PERM,22/12/2009

94/58840/000 - Demolition of buildings and O/L proposal for retail store (43,896sq.ft.gross), i

ncluding coffee shop, car parking, petrol station, landscaping, highway and other r works., PERM,24/02/1995

94/58840/001 - Demolition of blds and O/A for retail store (43,896sq ft gross external),inc.cof

fee shop, assoc. parking, petrol filling station, landscaping highway and other works., WD,23/09/1994

APP/12/01022 - Display of 6No. non-illuminated signs for 'Click and Collect' facility comprising 2No. fascia, 1No. hanging sign, 1No. gantry slant and 2No. freestanding signs., PERM,23/11/2012

GEN/13/00437 - List of works to be carried out to petrol station., 04/06/2013 14:46:05

APP/14/00602 - Display of 1No. illuminated box fascia sign and 1No. non-illuminated fascia sign., PERM,25/07/2014

APP/14/00656 - Display of 4No illuminated 'sky' lettering signs, 3 of which are to be cleaned, repainted & relamped; 2No illuminated 'opening hours' blip signs, 3No non-illuminated 'opening hours' blip signs; 2No new entrance portals; 2No 'hello' fret lettering signs; 4No wall mounted directional signs and 6No double sided vinyl signs.

, PERM,27/08/2014

APP/14/00660 - Display of 1No. illuminated Totem sign 'Click and Collect'; 1No. illuminated Totem sign 'Hello Welcome'; 1No. illuminated Totem sign 'Recycling'; 1No. illuminated timber gantry sign; 1No. double sided hanging 'Max Height' sign; 1No. double sided 'Entrance' sign; 15No. flag face signs; 13No. pole mounted signs; 5No. wall mounted signs; 20No. trolley bay mounted signs; canopy-mounted 'Click and Collect' artwork signage; 2No. promotional banner signs., PERM,27/08/2014

APP/14/00661 - Display of 2No. illuminated 'Tesco Extra' fascia signs and 2No. non-illuminated 'Tesco Extra' fascia signs; 2No. hanging 'Max Height' signs; 3No. 'Fuel 24 Hours' fascia letters; 3No. 'Pay at Pump' pole mounted signs; 4No. various pole mounted signs; 3No. wall mounted signs; 6No. pump leader decal signs; 1No. promotional sign; 3No. vinyls., PERM,27/08/2014

APP/14/00993 - Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy., TPP,26/01/2015

APP/14/00994 - Display of 5No. non-illuminated fascia signs and 8 No. other signs associated with proposed hand car wash and valeting operation., PERM,26/01/2015

APP/15/00736 - Replacement of existing click and collect canopy with new click and collect pod and canopy., PERM,20/08/2015

APP/15/00737 - Display of non-illuminated vinyl fascia to all four elevations of "Click and Collect" canopy and pod; 3No. directional signs and 1No. new gantry slat., PERM,20/08/2015

APP/12/00705 - Erection of canopy and associated works within the car park area to support customer collection service., PERM,27/09/2012

GEN/18/01013 - Free standing McDonalds Restaurant with drive thru lane, car parking and associated works., ,15/11/2018 12:08:48

APP/19/00194 - Prior approval for installation/ alteration of solar equipment on non domestic premises relating to the design or external appearance of the development., PAYA,25/04/2019

APP/19/00878 - Display of 1No fast charger with media charging screen and 3No flag pole signs., PERM,15/11/2019

APP/20/00086 - Application for continuation of existing Hand Car Wash. Previously granted application reference number APP/14/00993., DEL,

APP/20/00087 - Replacement of 5No non illuminated fascia signs and 6No free standing signs., DEL,

GEN/20/00553 - Proposal to paint store., ,11/08/2020 13:16:28

APP/20/00707 - Repaint existing white rannilla panels of store with Grey RAL 7012 to bottom panel and Grey RAL 7042 above., REF,12/10/2020

APP/21/01003 - Proposal to demolish existing canopy and install new dotcom extension with armco barrier on 2-sides, storage area and canopy extension., PERM,10/12/2021

3 Proposal

Reduce crown 1No Willow (T2) by 2 metres to previous pruning points. Tree subject to TPO 1282.

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 J Branson - St Faiths

Councillor T Pike - St Faith's

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: 0

[illegible]

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 application does not clearly identify which tree it refers to. No reason has been provided for the work, although 'yes' has been ticked where the application form asks whether the reasons relate to the condition of the tree. The survey schedule submitted does not make this any clearer. On that basis insufficient evidence has been provided to justify the proposed work. If the condition of the tree is a concern, detailed written arboricultural advice or other diagnostic information from an appropriate expert will be required.

8 Conclusion

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/00251

(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. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's landscape impact and undue 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.