

Recommendation: **GRANT TPO CONSENT**

96/53884/008 - Oak(A) reduce lower 1/3 crown by 20%; Oak(B) trim from overhead cables; Oak(C) reduce crown to south and south-west by 30% to balance; Oak(D) reduce crown by 20%; and Oak(F) reduce crown by 30%. All covered by TPO 804., PERM,01/10/1996

96/53884/009 - Retention of additional patio doors in existing conservatory to rear (revised application), incorporating subdivision of conservatory and associated internal alterations, PERM,19/11/1996

95/53884/007 - Retention of additional patio doors in existing conservatory to rear., 04/01/1996

94/53884/006 - Variation of Condition No.3 of Planning Permission 19515/9 to increase number of residents from 11 to 12., PERM,30/03/1995

92/53884/003 - Oak(A) reduce lower 1/3 crown by 20%; Oak(B) trim from O/H cables; Oak(C) reduce crown to S/SW by 30% to balance; Oak(D) reduce crown by 20%; Oak(F) reduce crown by 30% (TPO 804), PERM,15/10/1992

92/53884/004 - Single storey rear extension to form kitchen and conservatory for rest home., PERM,26/11/1992

02/53884/010 - Application to crown raise and crown clean an oak (T2), crown clean, deadwood 6 oaks (within group G1) and remove the lower limbs on the western sector of 3 oaks (within G1) subject to TPO 0913., PERM,05/03/2003

07/53884/011 - Application to cut back branches overhanging No.9 Saltmarsh Lane to provide 2m clearance to Oak trees within Group 1 subject to TPO 913., PERM,23/05/2007

08/53884/012 - Tree works., UNK,

APP/10/00751 - Tree works., UNK,

APP/13/00916 - T1 Oak: Crown Lift to 4 metres and deadwood, T2 Oak: Crown Lift to 4 metres and deadwood, T3 Oak: Fell

T4 Oak: Crown Reduction by 3 metres, Crown lift to 3 metres and deadwood, T5 Oak:

Crown Lift to 4 metres and deadwood
T6 Oak: Fell T7 Oak: Fell.

All trees subject of TPO 0804 and TPO 0913., PERM,18/10/2013

3 Proposal

Fell 2No. Oaks (T1 and T2 on plan); crown reduce height of 1No. Oak (T3 on plan) by 3m and crown reduce north, east and south sectors by 2.5m, to leave a crown height of approx 12m and crown spread of 10m. Subject to G1 of TPO 0804.

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 I Scott Hayling West

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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment

[redacted] I object to the felling of these well established Oak trees (T1 & T2 on the plan) I appreciate that they appear to be diseased but surely they do not need to be destroyed. Surely they could be crowned/reduced etc. reducing the strain on the trunks when winds are high. Also, this will reduce the potential damage to other properties in the event of falling branches etc. The owners of this property have previously applied for the trees to be felled and permission was refused. I am therefore left wondering if there are other motives for this application, in particular to free up parking space, specifically for the large motorhome that is kept there. In addition, I notice we have lost many mature trees on Hayling Island in recent years and bearing in mind the valuable contribution such trees make to our carbon footprint there is a need, far greater than ever to conserve existing trees as well as planting new. As such I would ask the authority to seriously consider my view and trust they will act accordingly.	Noted. See report

There is insufficient evidence to show these trees need to be felled. A proper tree report from a certified Tree surgeon should be included in this report . They would be able to properly report on the extent of the damage to the trees. To say we believe this is beefsteak fungus is not good enough for anyone to make a decision as to whether the tree should be felled Could the tree officer give their opinion on the crown reduction- will this be too severe and cause the tree to die? The loss of two oaks should be compensated for : either 2 new standard trees to be maintained for 5 years and replanted if they die . It would be a shame to see these trees replaced with just more room for cars to park	Noted. See report The tree surgeon has submitted enough evidence for the application to be validated. The Arboricultural Officer has also undertaken a site visit to assess the trees.
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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 This application to undertake works to trees protected by a Tree Preservation Order relates to the proposed felling of two Oaks and pruning of another.

Tree numbered T1 within the report is a mature Oak which appeared to have been pruned in the past to manage it in its location. The application to fell is based on the trees condition as there is a large decay pocket at the base of the tree which measures approx 300mm deep and from the base upwards of approx 450mm. Roughly quarter of the base of the tree is decayed and there is evidence that the heartwood inside is decaying. A heavy reduction was considered as an alternative however the amount of reduction needed it would most likely be detrimental to the health of the tree given the decay present and the shock extensive surgery would cause it. Given the extent of the decay, and that the tree is situated in a high use area, it should be removed and a replacement tree planted.

Tree numbered T2 within the application is the smallest of the three Oaks and has a very large bracket fungus at the base, along with obvious degradation of the main stem. Using a sounding mallet the tree sounded mostly hollow and in a very poor state. Given the extent of the decay and that the tree is situated in a high use area, it needs to be removed on safety grounds. It is not certainly not appropriate to retain this tree and a replacement tree should be planted.

Tree numbered T3 within the application is a mature Oak tree which would benefit from some maintenance works to manage its size in relation to its location. Pruning has been undertaken to this tree in the past. A couple of small fungal brackets were observed at the base of the tree so it should be monitored regularly for any condition change in the tree. The pruning proposed will not harm the health or amenity value of the tree.

8 **Conclusion**

The works proposed are considered to be appropriate and justified and therefore permission should be granted. Replacement trees will be conditioned to be planted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/01248

(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 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

- 3 In the first planting season following the date of felling; 2 replacement trees are planted. The tree species should be *Betula ermanii* and *Quercus robur* 'fastigiata'. The trees should be a minimum 1.2 metres tall at the time of planting and should comply with BS3936:Part 1:1992. They should be planted at or near the site of the two trees to be felled or such other size, species, location or period of time as may be agreed in writing with the Council.

If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or die, or becomes in the opinion of the Council seriously damaged or defective:

- a) the Council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same

location at a time agreed in writing with the Council unless the Council agrees to dispense with or vary the requirement.

Reason: To conserve and safeguard the visual amenities of the locality.