
Site Address: Silversands Court, 12-14 Hollow Lane, Hayling Island
Proposal: Crown lift to 4m on southern sector; shorten tips of low branch extending towards building by 1.5-2m 1No Oak (T1), subject to TPO 1804.
Application No: APP/16/01010 Expiry Date: 08/12/2016
Applicant: KTS Estate Management Ltd
Agent: Mr J Rodwell Case Officer: Jamie Gargett
 Beechdown Arboriculture Ltd
Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Silversands Court, 12-14 Hollow Lane, Hayling Island

2 Planning History

02/59605/001 - Construction of 12 no. flats (10 x 2 bedroom and 2 x 1 bedroom) and associated parking following demolition of no 12-14 Hollow Lane. New access onto Hollow Lane.

, REF, 19/12/2002

03/59605/002 - Demolition of No 12-14 Hollow Lane and erection of new building accommodating 9 No 2 bedroom flats and 1 No 1 bedroom flat with associated car and cycle parking provision using existing vehicular access onto Hollow Lane (resubmission)., S106, 07/05/2003

08/59605/003 - Crown lift up to 5m a Common Oak tree (T1), lightly reduce tips and remove major deadwood subject to TPO 1804., PERM, 19/03/2008

3 Proposal

Crown lift to 4m on southern sector; shorten tips of low branch extending towards building by 1.5-2m 1No Oak (T1), subject to TPO 1804.

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

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: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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.

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.

The application is in relation to a mature Oak that appears normal in vigour and vitality. It is situated in the front garden of a residential block of flats and sits on the northern boundary with a public footpath. The lateral spread of the branches on the southern aspect has started to overshadow the residences and these requested works, to shorten the lower branches on the southern aspect by 1.5-2m would increase the natural light to the these dwellings. The additional application of a crown lift of secondary branches to a clearance of 4m height, would free access of the garden pathways and would not damage the amenity value of the tree. These works are of an appropriate level for maintenance for a tree of this size and location and would serve to preserve a good relationship between the tree and surrounding area.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01010

(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 pruning/surgery for which consent is hereby granted shall not exceed the following: Crown lift to 4m on southern sector; shorten tips of low branch extending towards building by 1.5-2m 1No Oak (T1), subject to TPO 1804..
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 8/12/17.
Reason: To control the timing of the works