
Site Address: 212 Havant Road, Hayling Island, PO11 0LN
Proposal: Fell 1no.Monterey Pine T1 subject to TPO 1021.
Application No: APP/21/00701 Expiry Date: 25/08/2021
Applicant: Mr J Penketh
Agent: Mr K Gifford Case Officer: Maria Stewart
Gifford Tree Service
Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

212 Havant Road, Hayling Island, PO11 0LN

2 Planning History

01/66439/000 - Removal of lower limb (Eastern sector) from a Monterey Pine (T1) subject to TPO 1021., PERM,10/08/2001

06/66439/001 - Application to fell Scots Pine tree (T2) subject to TPO 1021., REF,24/02/2006

APP/11/01349 - Single storey side extension., PERM,21/10/2011

APP/13/00943 - Fell 1No. Monterey Pine (T1) subject to TPO 1021., REF,01/11/2013

APP/21/00216 - Fell 1No. Monterey Pine (T1), subject to TPO 1021., REF,21/04/2021

GEN/21/00525 - Monterey Pine TPO 1021 T1 - possible future works/applications, ,19/05/2021

3 Proposal

Fell 1no.Monterey Pine T1 subject to TPO 1021.

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

Councillor Clare Satchwell - Hayling East

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Could you take in account the state of the driveway where the tree roots are dangerous to walk over	Noted
The pipe run in the driveway gets blocked	
The tree branches have grow round the lamppost and I am very concerned that with strong winds it will damage to my property	
The branches to top are in very poor condition and are often falling down	
The roots to the walk way has lift the pavement becoming dangerous to the public	
I am writing in support of the application by Mr J Penketh to have the Monterey Pine on his property felled. I am aware that the tree in question is subject to a TPO, but the pedestrian walkway close to the property is in a poor condition and (redacted) it is	Noted

difficult to negotiate the trip hazards, also the tarmac is starting to crack due to the root movement.	
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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 work to a tree protected by a Tree Preservation Order relates to the proposed felling of one Monterey Pine tree located in the front garden of the property.

The application to fell this tree has been made because of the extensive damage to the drive, front wall and hazard potential over Havant Road and surrounding properties.

An application to fell was also submitted earlier in the year but subsequently refused due to the lack of a professional report being submitted to support the application.

This new application includes an Arboricultural report which not only highlights the damage to walls and surfacing but also the condition of the tree.

The Arboricultural Officer comments that upon visiting the property it was clear that the trees roots are now causing a significant disturbance to the tarmac driveway, the front boundary wall is cracked and there is significant movement to the entrance of the garage. This damage is now considered beyond reasonable to expect the owners to try and repair the damage. It is a significant trip hazard and as the tree grows it will only continue to cause these problems. Root pruning is not an option given the trees location in proximity to dwellings and the highway.

As for the health of the tree, the vitality within the crown is varied, with dieback and foliage discolouration visible. The long extending branches over the highway will soon require reduction to reduce the risk of failure.

Two letters of support for the application have been received and no objections have been received.

8 Conclusion

The extensive damage to the drive and front wall caused by the surface root system is considered excessive and significant. It is unreasonable to expect the owners of the property to continue to try and manage this problem and it is now a major trip hazard. Root pruning would not be an option in this location and may lead to the decline of the tree or de-stabilisation given the size of the roots.

The tree owners have tried to maintain the tree but this specimen has now outgrown its location. The damage that is occurring, combined with the declining condition of the canopy warrants permission to fell to be granted and a replacement tree more suitable for its location to be planted.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/00701

(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; 1 replacement tree is planted. The tree should be a minimum 1.5 metres tall at the time of planting and should comply with BS3936:Part 1:1992. It should be planted at or near the site of the existing tree. It should also be selected from the following species:

1. *Betula pendula 'jacquemontii'*

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.

