
Site Address: 26A St Catherines Road, Hayling Island, PO11 0HF
Proposal: Fell 1 no. Austrian Pine T3 in rear garden subject to G1 of TPO 1123
Application No: APP/21/00427 Expiry Date: 09/06/2021
Applicant: Mr Januszczak
Agent: Case Officer: Maria Stewart
Ward: Hayling West

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

26A St Catherines Road, Hayling Island, PO11 0HF

2 Planning History

98/59783/002 - Single storey side and rear extensions, PERM,08/06/1998
98/59783/003 - Removal of one branch on an Ash tree (T1) and removal of several branches on an Austrian Pine tree within Group 1. Both trees located on the western boundary of the property (subject to TPO 1123), PERM,16/11/1998
97/59783/001 - Reduce size by 30% and thin crown by 25% of Silver Birch (G1 of TPO 1123), REF,19/08/1997
95/59783/000 - Felling of four Austrian Pines and reducing by 50% crowns of two Silver Birch covered by TPO 1123, REF,08/03/1995
04/59783/004 - First floor side extension (west elevation) and rear conservatory., PERM,27/07/2004
08/59783/005 - Fell 1No. Silver Birch tree part of Group 1 subject to TPO 1123., PERM,21/04/2008
APP/17/00953 - Removal of eastern main scaffold limb (diameter 450mm); removal of two lowest Eastern limbs on remaining tree and deadwood 1No. Austrian Pine. Subject to G1 of TPO 1123., PERM,05/10/2017
APP/19/00676 - Removal of 1no. dead branch on western sector overhanging neighbouring property (No.28) on 1No. Ash tree (T1), subject to TPO 1123., UNK,

3 Proposal

Fell 1 no. Austrian Pine T3 in rear garden subject to G1 of TPO 1123

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 Clare Satchwell - Hayling East

Councillor I Scott Hayling West

Councillor Joanne Thomas

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: 7

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 This application to undertake work to a tree protected by a Tree Preservation Order relates to the proposed felling of one Pine tree situated in the front garden of the property and adjacent to the boundary with 28 St Catherines Road.

The applicant has applied to fell the tree for the following reasons:

- Close to 26A and 28 and safety concern due to its dangerous overhanging branches
- Tree roots have damaged driveway and drains at No 28
- Low amenity value

The Arboricultural Officer comments that this large mature Pine tree grows in a row of other Pines. As far as it was reasonable to see the tree appeared healthy with good vigour and vitality for its age and species. No supporting evidence has been provided with the application to suggest that this is not the case. The tree could be managed with judicious pruning as it was noted some of the branches are now beginning to encroach the fabric of the building of No 28. This would require an application to be submitted. Any dead branches can be removed at any time without the need for an application.

Upon inspection of the neighbouring driveway, it was found that there was only minor movement of the block paving in a couple of places and slight movement under the car port. This could be rectified by re-laying these areas. No builders report has been submitted to justify the trees' removal based on the work required to the driveway.

It was noted that the drains have received repair work. Roots will not enter drainage unless there was already a weakness in the pipe work. Therefore as the drains have now been repaired there is no case to answer.

It is also noted that the applicant would be happy to plant a replacement tree.

8 **Conclusion**

The tree holds public amenity value in the street scene and appears adequately healthy, insufficient justification has been provided to allow this mature tree to be felled therefore permission should be refused.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/21/00427

(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 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.