
Site Address: Westfield Oaks, 15 Westfield Avenue, Hayling Island
Proposal: Reduce 1No. Oak (T2) by 4m overall and removal of any dead, crossing or epicormic branches, subject to TPO 1708.
Application No: APP/16/00166 Expiry Date: 12/04/2016
Applicant: Mr McKenzie Team: Team 2
Agent: Mr J Petley Case Officer: Jamie Gargett
 JP Tree & Garden Services
Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Westfield Oaks, 15 Westfield Avenue, Hayling Island

2 Planning History

00/64015/001 - Demolition of existing garage and erection of a 1 bedroom detached bungalow, utilising existing access to Westfield Oaks., REF,31/10/2000
APP/11/00058 - Crown reduce by 25% 1No. Oak tree subject to TPO 1756.,
PERM,04/04/2011

3 Proposal

Reduce 1No. Oak (T2) by 4m overall and removal of any dead, crossing or epicormic branches, subject to TPO 1708.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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: 27

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:

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 tree at subject of this application is a very large, mature Oak growing near to surrounding dwellings. It is a multistemmed tree with an old, large diameter pruning point where the 3 main stem used to be however has been removed due to the dwelling adjacent to it. Cubical rot was present within the old wound near the base of the tree.

The tree appeared to be showing signs of normal vigour and vitality through budding with the crown. The proposal to reduce the tree by 4M will effectively manage the tree appropriately to suit its built up location and to avoid it becoming too large for the space. The removal of the epicormic growth around the main stems of the tree will be acceptable in order to keep a good clearance between the tree and the footpath next to it as well as the car park. A crown clean to remove any deadwood is also necessary to remove any dead branches that could fall in high winds which could potentially cause damage to a vehicle underneath or a person passing by.

8 Conclusion

Recommend permission

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/16/00166

(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: Reduce 1No. Oak (T2) by 4m overall and removal of any dead, crossing or epicormic branches, subject to TPO 1708..
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 12.02.17.
Reason: To control the timing of the works