



Havant
BOROUGH COUNCIL

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To:
Mr M Anderson
Clock Tower Buildings
Shore Road
Warash
Southampton
SO31 9GQ

For: Mr P Gilbert

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS
2012
Refusal of Consent

Application Number: APP/16/00201

Site Address: Land adjacent to 30 Riders Lane, Havant, PO9 4QJ

Proposed Tree Works: Fell 1No. Oak (T3) subject to TPO 0155.

Further to your application received on 24 February 2016 which was valid from 02 March 2016 Havant Borough Council, as Local Planning Authority, **Refuses Consent** for the above works.

The reason for the Council's decision to refuse consent is:

- 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 size and 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 2012.

In coming to its decision the Council considered the plans and other documents submitted with regards to your application.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (Trees) Regulations. It does not relate to any other application that may be required under the Town and Country Planning Acts, Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6015.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice

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on the Council. See www.planningportal.gov.uk/pcs

- (3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,

- (4) The trees subject of this application/Section 211 Notice have not been inspected for health and safety. They have purely been assessed with regards to impact that the proposed works may have on the amenity value/street scene of the area.

Natalie Meagher

Natalie Meagher
Head of Neighbourhood Support

18 April 2016