
Site Address:	23 Mengham Lane, Hayling Island, PO11 9JX		
Proposal:	Fell 1No. Oak (T22), subject to TPO 0916.		
Application No:	APP/16/00006	Expiry Date:	01/03/2016
Applicant:	Mr Tidman	Team:	Team 1
Agent:	Mr Gifford	Case Officer:	Jamie Gargett
	Gifford Tree Service		
Ward:	Hayling East		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

23 Mengham Lane, Hayling Island, PO11 9JX

2 Planning History

05/70969/000 - The erection of a car port with storage area.,
REF,09/12/200506/70969/001 - Retention of porch, new timber decking to west side of building., PERM,06/09/200608/56293/001 - Erection of an outbuilding to rear garden utilising existing access to Mengham Lane. Removal of Pine tree labelled as T13 on Drg. no. 6184:04:3., PERM,15/08/2008APP/13/01072 - Crown reduce 1No. Oak (T22) by 2m and shape crown; reduce the lowest limb of 1No. Monterey Pine (T18) by 3m to western sector (overhanging highway); both subject to TPO 0916., PERM,10/12/2013

3 Proposal

Fell 1No. Oak (T22), subject to TPO 0916.

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

None

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: 12

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 growing within a group of other Oaks in a tree populated garden of a residential dwelling. This tree along with the others around it contribute greatly to the street scene on Goldring Close and its removal would have a negative impact on the amenity value of the area.

Although the tree is adjacent to the building, as it does not come into contact and previous pruning points on the tree, this demonstrates how it can be successfully managed to avoid causing damage to the dwelling. The base of the Oak is situated approximately half a metre away from the decking surrounding the edge of the property, however it is clear through the condition of the wood that its installation was more recent operation and therefore cannot be considered as a constraint when considering the distance between the tree and dwelling.

From the site visit, there was no clear reason why the tree should be felled as there was no direct damage taking place and the tree was showing signs of normal vigour and vitality through new budding a good extension growth since it had last been pruned. For this reason I cannot give permission for the felling of this specimen.

8 Conclusion

Recommend Permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/16/00006 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 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.