
Site Address:	Cressy, Manor Road, Hayling Island, PO11 0QL		
Proposal:	Fell 1No. Monterey Cypress (T1) subject to TPO 1114.		
Application No:	APP/15/00619	Expiry Date:	30/07/2015
Applicant:	Mrs B Spratt	Team:	Team 2
Agent:	Mr A Russell	Case Officer:	Jamie Gargett
Ward:	Hayling West		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

The tree is located within the front garden of the residential property.

2 Planning History

None relevant.

3 Proposal

Fell 1No. Monterey Cypress (T1) subject to TPO 1114.

4 Policy Considerations

National Planning Policy Framework

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: 8

Number of site notices: 1 Site Notice

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: in support of felling: the tree has become too large; crossing over the full width of the road, such that it overhangs my property. there is considerable detritus falling on cars parked on our forecourt, worse in strong winds. The same applies to the huge oak next door at Cressy (not applicable in this application).

Comment: Detritus falling from a large significant tree that is important in the street scene is not considered to be a valid reason to fell.

Summary: From a close look at this tree it does not appear to have any major defects. It is a large tree and could do with cutting back, but should not be felled. There are not many Monterey Cypresses on Hayling Island and it does have amenity value, no matter what the Agent says.

Comment: Noted.

7 Planning Considerations

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 trees health and condition in any great detail. I visually inspected the trees 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 is a large mature Monterey Cypress and appears to be presenting normal vigour and vitality, although minor Seiridium Canker is present within the crown, this is expected of a tree of this age. The felling has been applied for due to the tree's apparent low amenity value, the damage caused to the pavement and driveways, a previously shed limb and due to the size of the tree.

The amenity value of the tree is substantial within the area, the removal of it would have a great negative impact on the local street scene.

There have been concerns raised over a previous limb failure and the potential for further limbs to shed. However, no technical information in the form of a report has been submitted with this application to substantiate these claims.

The Macrocarpa is a very important tree in the street scene that has a reasonable separation between the dwelling, it should be fully surveyed and then any works requiring maintenance may be applied for. Felling is an unacceptable recommendation based on the content of this application.

8 Conclusion

Recommended Refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/15/00619, for the following reason:

- 1 The tree is a significant feature in the local landscape and appears to be in

adequately sound and healthy condition (No technical information has been submitted to prove otherwise). 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.