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Site Address: Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR  
Proposal: Remove epicormic growth from main stem and large scaffold limbs to eastern, north eastern and south eastern aspects of 1No. Black Poplar (T1), the tree subject to TPO 1893.

Application No: APP/14/00794

Expiry Date: 30/09/2014

Applicant: Mr J Gargett

Team: Team 1

Agent:

Case Officer: Daniel  
Gender-Sherry

Ward: Hayling West

DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT TPO CONSENT**

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## **1 Site Description**

- 1.1 The tree the subject of this report lies to the south of Northwood Lane and west of Castlemans Lane and is outside of the designated built up area. The site forms part of a working farm.
- 1.2 The tree in question is a mature Black Poplar and is located near the intersection of the east and south boundaries of the farm and partly overhangs the gardens of the two neighbouring properties to the east, Nora Cottage and Leckie House.
- 1.3 The tree in question is subject to Tree Preservation Order 1893.

## **2 Recent Planning History**

APP/13/00750

Conversion and extension of existing disused barn and cart shed into new 3 bedroom house, with new vehicle and pedestrian access from Northwood Lane. Permitted 15/10/13

APP/13/00427

Construction of additional bay to east of existing barn. Permitted 15/7/13.

APP/12/00024

Rebuilding of agricultural barn adjacent to southern boundary of farmyard (part retrospective). Reduce branch of 1No. Black Poplar tree to south west by 4m and remove 2 small branches subject to TPO 1893. Refused 4/5/12 and appeal dismissed 3/1/13.

07/56625/005

New farm barn to replace derelict building. Permitted 4/1/08.

## **3 Proposal**

- 3.1 This application seeks permission for the removal of epicormic growth from the main

stem and large scaffold limbs to the eastern, north eastern and south eastern aspects of 1No. Black Poplar (T1), the tree being subject to Tree Preservation Order 1893. The applicant states that the reason for making the application derives from the fact that branches are encroaching into neighbouring gardens and onto a shed.

#### **4 Policy Considerations**

##### National Policies

National Planning Policy Framework 2012

##### Havant Borough Local Plan (Core Strategy) 2011

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

#### **5 Statutory and Non Statutory Consultations**

##### Arboricultural Officer

The proposed work is relatively minor and will have no adverse effect upon the tree so I recommend that permission is granted. It is recommended that the epicormic growth on the east side of the tree be removed to a height of 5 metres.

#### **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: 9

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

#### **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main planning considerations include the amenity value of the tree and the basis for the proposed works.

7.2 The tree subject of this application is a mature Hybrid Black Poplar displaying strong vigour and vitality. It appears to be in excellent health with no obvious defects when viewed from the ground. A more detailed tree inspection (VTA) was not undertaken as the assessment was based purely on the effects of the proposed works on the tree.

7.3 The Black Poplar offers a high degree of public amenity value as an individual tree visible in the streetscene and local area, particularly so due to the flatness and comparative openness of its locality.

7.4 The proposed works outlined in this application will alleviate the issue identified by the applicant in that overhanging branches, some low-hanging, are affecting the rear gardens and associated outbuildings of adjoining properties. It is not considered that these works will be detrimental to the public amenity offered to the local area by the tree, nor are they considered to be detrimental to the health of the tree.

## **8 Conclusion**

8.1 The tree works proposed in this application are considered to be reasonable management works that take account of the proximity of the tree to adjoining residential properties, and have attracted no objections. The application is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/14/00794 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) Recommendation for Tree Works.  
**Reason:** In the interests of tree health and safety.
- 2 The tree works for which consent is hereby given shall not exceed:  
Removal of epicormic growth on eastern, south eastern and north eastern sectors of tree up to a height of 5 metres.  
**Reason:** To safeguard the health and well being of the tree and its importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 30th September 2015.  
**Reason:** To control the timing of the works.

Appendices:...