
Site Address:	29 St Catherines Road, Hayling Island, PO11 0HF		
Proposal:	Fell 1No. Monterey Pine (T5) subject to TPO 1181.		
Application No:	APP/14/01114	Expiry Date:	25/12/2014
Applicant:	Mr Myers	Team:	Team 2
	Myers Tree Services		
Agent:		Case Officer:	Jamie Gargett
Ward:	Hayling West		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

29 St Catherines Road, Hayling Island PO11 0HF
TPO tree in rear garden of a residential dwelling close to the rear boundary line and overhanging other gardens.

2 Planning History

None relevant

3 Proposal

Fell 1No. Monterey Pine (T5) tree subject to TPO 1181 (application made by Myers Tree Services on behalf of owner)

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: No valid reason for removal - splendid tree - sad loss if felled

Comment: I echo these views

Summary: Branches overhang their garden -frequently sheds branches into their garden - branches vary in size but normally have cones attached - one fell in August just missing Mrs Ellerby - supports the trees removal on safety grounds

Comment: I agree that there are broken and hanging branches overhanging the boundary which urgently need attending to - it is my contention that the removal of split/damaged branches and deadwood can be undertaken under the exemption clause without the Councils approval - what remains can be further attended to by having the number of cones thinned out or even totally removed to reduce weight accumulation on branches - beyond this even healthy trees will from time to time shed limbs 'Act of God' particularly in exposed seaside locations but this is not grounds for complete removal of a tree of high amenity value - this is recourse to Appeal this decision should the applicant so wish.

7 Planning Considerations

- 7.1 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 subject to this application is a mature Monterey Pine displaying what appears to be normal vigour and vitality for the species and age class given the levels of exposure this close to Hayling seafront.

This tree was TPO'd for its high visual amenity value and contribution to the area and to justify complete removal it would have to be compromised or destabilised by fungal decay/rootplate lifting - neither of which is applicable in this case. Similar the trunk shows no signs of decay or instability. It is purely the crown of the tree which reveals some defects in the way of dead wood and broken and hanging branches (east side over neighbours garden) - both of which can be remedied by simple removal and tidying under the standard dead/dangerous exemption clause without the requirement for Council approval. The branch which has recently failed is some 150mm diameter and located in the mid crown area - inspection with binoculars revealed this to be an apparently healthy branch with no signs of fungal decay so there is no reason for it to fail other than as an 'Act of God' caused in adverse weather conditions and is not considered to be sufficient justification for the removal of the entire tree.

(i) Impact upon the street scene

The works applied for would be detrimental to the visual amenity offered by the tree in the local street scene.

8 **Conclusion**

The works applied for are considered to be excessive when considering the management of this tree in its location and the reasons given for its removal.

Recommend: REFUSAL.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE TPO CONSENT** for application APP/14/01114

(A) Recommend Refusal

(B) For the following reason:

- 1 The works applied for are considered to be excessive when considering the management of this tree in its location and the reasons given for its removal. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.