
Site Address: 12 Saltmarsh Lane, Hayling Island, PO11 0JT
Proposal: T1 Oak: Crown Lift to 4 metres and deadwood, T2 Oak: Crown Lift to 4 metres and deadwood, T3 Oak: Fell
T4 Oak: Crown Reduction by 3 metres, Crown lift to 3 metres and deadwood, T5 Oak: Crown Lift to 4 metres and deadwood
T6 Oak: Fell T7 Oak: Fell.

All trees subject of TPO 0804 and TPO 0913.

Application No: APP/13/00916

Expiry Date: 12/11/2013

Applicant: Mrs K Dixon

Team: Team 2

Agent: Mr Anthony Russell

Case Officer: Jamie Gargett

AGR Trees

Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Residential home for older people.

2 Planning History

None

3 Proposal

T1 Oak: Crown Lift to 4 metres and deadwood, T2 Oak: Crown Lift to 4 metres and deadwood, T3 Oak: Fell, T4 Oak: Crown Reduction by 3 metres, Crown lift to 3 metres and deadwood, T5 Oak: Crown Lift to 4 metres and deadwood, T6 Oak: Fell, T7 Oak: Fell.

4 Policy Considerations

Core Strategies 2011 forming part of the HBLDF

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: 22

Number of site notices:

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: I would like every opportunity for the trees to be kept for as long as possible safely. I understand that the disease cannot be treated but that the pathology of the death of each tree may vary.

Comment: Noted and application has been amended.

Summary: I am concerned about the original application recommending that most of the trees be felled. Apart from a relatively small fungal infection, the trees are in otherwise healthy condition and have produced a very healthy leaf growth this year. I would suggest they have a lot of years left before they become hazardous.

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 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 trees subject to this application are mature and over mature oaks and are discussed as follows:

T3 - Oak that is displaying poor/low vigour and vitality with de-clorified leaves and a very sparse canopy including a large percentage of die back. This tree is at the end of its SULE and as such removal is considered acceptable.

T6 - Oak that is now little more than standing deadwood.

T7 - This tree has a large bracket fungus (Ganoderma) at the base and is in a high use area, the extent of the decay is unknown but based on the size of the bracket it is highly likely to be advanced. Due to the size of the tree and its location it is not a tree that can be pollarded effectively. In this instance removal and a replant offers greater sustainability and also meets the H&S concerns.

T1, T2, T4 and T5 would all benefit from some maintenance works and also due to the minor ganoderma present on T1 and T4 they should be monitored annually for condition changes in the trees. The extent of fungus in T1 and T4 is minimal although this will progress within the trees - further investigation into their condition is advised. There is a small basal cavity on T2, although no active decay is visible further investigation is advised.

8 Conclusion

Recommend permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/13/00916, 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).
Reason: In the interests of tree health and safety.

- 2 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: T1 Oak: crown Lift to 4 metres and deadwood, T2 Oak: crown Lift to 4 metres and deadwood, T3 Oak: fell, T4 Oak: crown reduction by 3 metres, crown lift to 3 metres and deadwood, T5 Oak: crown lift to 4 metres and deadwood, T6 Oak: fell, T7 Oak: fell.
Reason: To safeguard the health and well being of the trees and their importance in the local landscape.

- 3 The trees to be felled shall be replaced by 3 Fastigate Oaks to be planted in a position as near as practicable to the position of the trees to be felled and at a height of at least 2 metres when such replacement planting is carried out.
Reason: To conserve and safeguard the visual amenities of the locality.

- 4 The tree works for which consent is hereby granted shall be carried out and completed no later than 12/11/2014.
Reason: To safeguard the health and well being of the trees.