



Havant
BOROUGH COUNCIL

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Mr Curnow
Thorns-Young Ltd
232 London Road
North End
Portsmouth
PO2 9JQ

For: Ms Powell

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/15/01041

Site Address: Walnut Tree Cottage, 115 Havant Road, Emsworth, PO10 7LG

Proposal: Single storey side and rear extension and front porch.

Further to your application received on 16 September 2015 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The external materials used shall match those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.
- 3  The development hereby permitted shall not commence unless and until a full Tree Protection Plan including any required mitigation methods is submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out fully in accordance with the approved plan. 
Reason: To ensure that the development does not cause harm to existing trees in the interests of the character and visual amenities of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: AP/15/01041

All Tree Solutions LTD.

14 Willow Gardens, Westbourne, Emsworth, PO10 8TX

Consultancy & care for trees (Company Reg. No. 7459970)



Tree Protection Plan

Introductory Details

Client Name and Address: Mrs. Powell, 115 Havant Road, Emsworth, Hants.

The proposal involves the re-development of this site with side extension to the existing building. The house is a residential property with car parking spaces. The existing tree cover is concentrated mainly on the perimeters comprised of mature/mixed plantings.

Clients Brief

I am instructed directly by the property owner Mrs. Powell and am providing details of any tree protection measures.

Plan: Scale plan included (1-500) provided by owner. I rely totally on the accuracy of this drawing and have used it as the base to prepare my Tree Protection Plan.

Tree Identification and assessment of tree constraints

T1 – Araucaria araucana (Monkey Puzzle) – Stem diameter 280mm. Minimum radial protection zone (BS5837) 2.8M.

T2 – Chamaecyparis Lawsoniana (Cypress) – Stem diameter 280mm. Minimum radial protection zone (BS5837) 2.8M.

T3 – Chamaecyparis Lawsoniana (Cypress) – Stem diameter 270mm. Minimum radial protection zone (BS5837) 2.7M.

T4 – Chamaecyparis Lawsoniana (Cypress) – Stem diameter 160mm. Minimum radial protection zone (BS5837) 1.6M.

All trees can be retained and protected in accordance with BS5837 recommendations.

Inspection Date: 02/12/2015.

Inspected By: Michael Reed (Tech Cert Arb).

Phasing of operations:

Pre-construction tree works

No tree surgery required.

Pre construction fencing works

• Erect the protective fencing - the protective fencing barriers are to be located exactly as specified on the Tree Protection Plan. Which is in full accordance with the recommendations contained within British Standard 5837. A copy of the Tree Protection Plan is to be pinned up in the temporary offices/mess hut on site for all site staff to see. The area within the construction exclusion zone is to be regarded as sacrosanct and the fencing shall not be taken down or relocated at any time without the prior written approval of the monitoring arboriculturist or local authority tree officer, unless this has already been agreed as part of the planning application consent process and is detailed in writing and shown on a plan. The fencing shall comprise of interlocked Weldmesh (Heras) panels (or agreed alternative which meets the BS5837 standards), well braced to resist impacts and securely attached to a scaffolding framework by means of wires or scaffold clamps. It shall have top and bottom horizontal bars, with uprights set into the ground at no greater interval than 3m spacings. Angled bars shall be located behind the fencing to act as braces, these will be firmly clamped to the top rail and set into the ground braced as necessary; these shall be spaced at no less an interval than one brace per two panels.

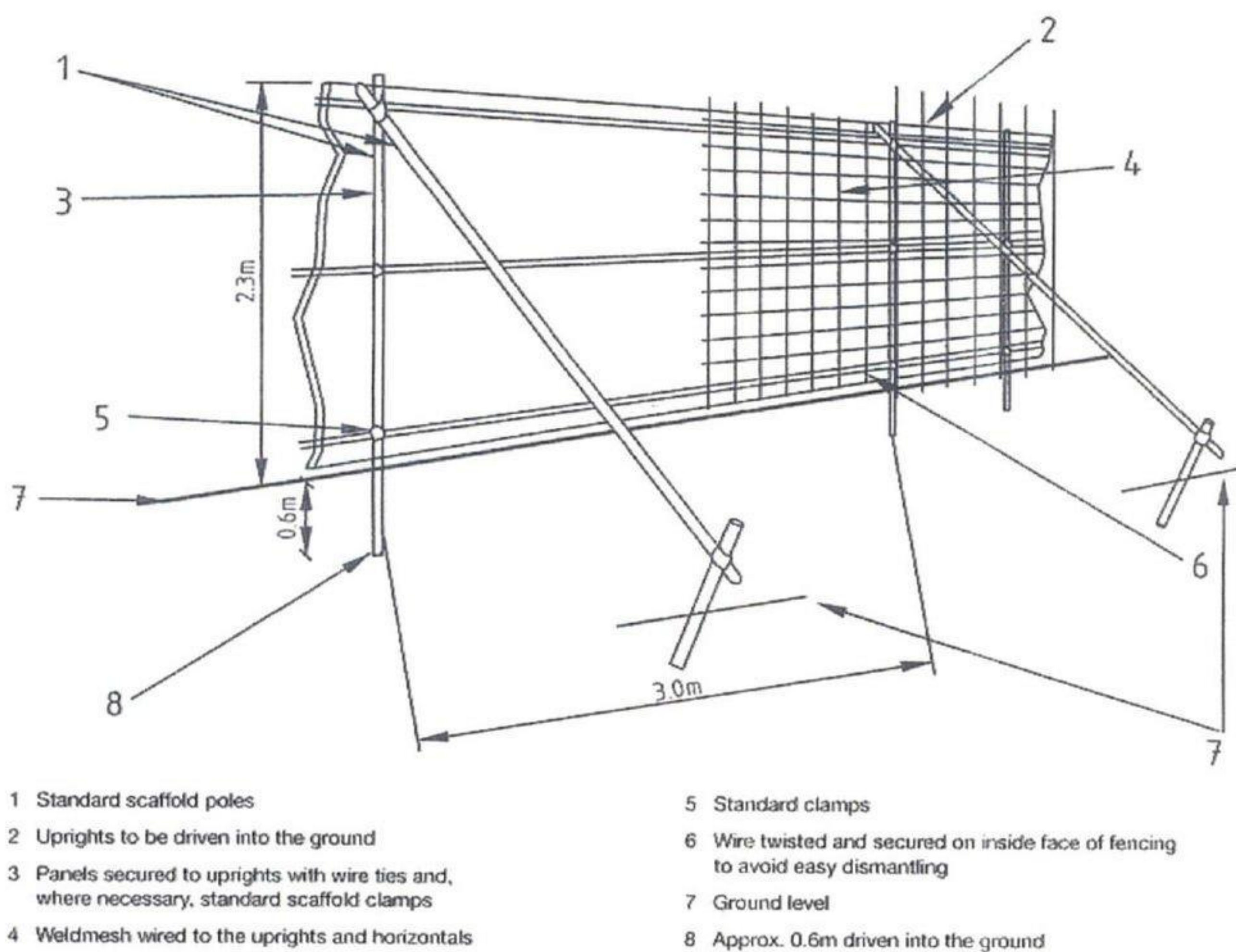


Figure 2. – Protective fencing for RPA

- The following prohibitions shall apply within the area enclosed by the Tree Protection Fencing :-
 - No mechanical digging or scraping once the initial ground cover vegetation has been cleared and the site fenced off.
 - No storage of plant, equipment or materials
 - No vehicular or plant access
 - No fire lighting
 - No handling, discharge or spillage of any chemical substance, including cement washings
 - No action likely to cause localised water-logging
 - No change in ground levels
 - In addition to the above, further precautions are necessary adjacent to retained trees:-
 - A 10M separation distance shall be observed (measured from the centre of any retained tree) and substances injurious to tree health, including fuels, oil and bitumen.
 - Cement (including cement washings), builders' sand, concrete mixing and other noxious chemicals. No fire shall be lit such that flames come within 5m of tree foliage; this should be taken to mean a fire separation distance of 20m from any tree's canopy.

The existing driveway is to be retained during construction and 1.6M of the existing garage base, West of development.

Avoiding damage to the tree and branchwork

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights and static and mobile cranes can operate without coming into contact with the retained trees. Such contact could result in serious injury which might make a trees safe retention impossible.

ALL machine operators are required to undergo an induction session prior to being allowed to work on site, where the Method Statement will be explained to them and a copy provided for their reference. In addition a copy of the Tree Protection Plan will be provided or pinned up in the site hut and the trees which are to be retained and protected will be pointed out to the operator and they will also be shown which trees these are on site before they start work. In this way it is hoped that unnecessary damage, by root disturbance and collision of machinery booms and operating arms with tree crowns can be avoided.

REPORTING DAMAGE TO TREES AND PROTECTIVE FENCING

Should any damage occur to trees noted for retention either by the above works or as the result of any other action, the damage must be reported to the site manager immediately. The site manager shall report up the chain of responsibility and also to the retained consultant arboriculturist or in the absence of such an appointment to an appropriately qualified arboriculturalist, to enable remedial measures to be specified and implemented as appropriate.

Should protective fencing become damaged so as to impair its function in protecting trees, all work shall cease in the vicinity of the damage until the fence has been returned to standard.

SITE MONITORING AND SUPERVISION

It is recommended in BS5837 that an arboriculturist is retained to advise on all aspects of site monitoring and supervision and it is the local authority's responsibility to make this a condition of planning approval with the said Condition requiring agreement of a set schedule of operations and

timings prior to undertaking works on site; this can be provided on request and in agreement with the client.

CONTACT LIST

It is suggested that clear and concise points of contact and lines of communication are established prior to commencement of the works on site including:-

- Arboricultural Consultant; Local Authority Tree Officer; Local Authority Planning Officer; Site Manager and Foreman.

It is advised that the Site Manager establishes his own listing of contact details at the Pre-Start site meeting and pins this up in his office for general use as necessary.

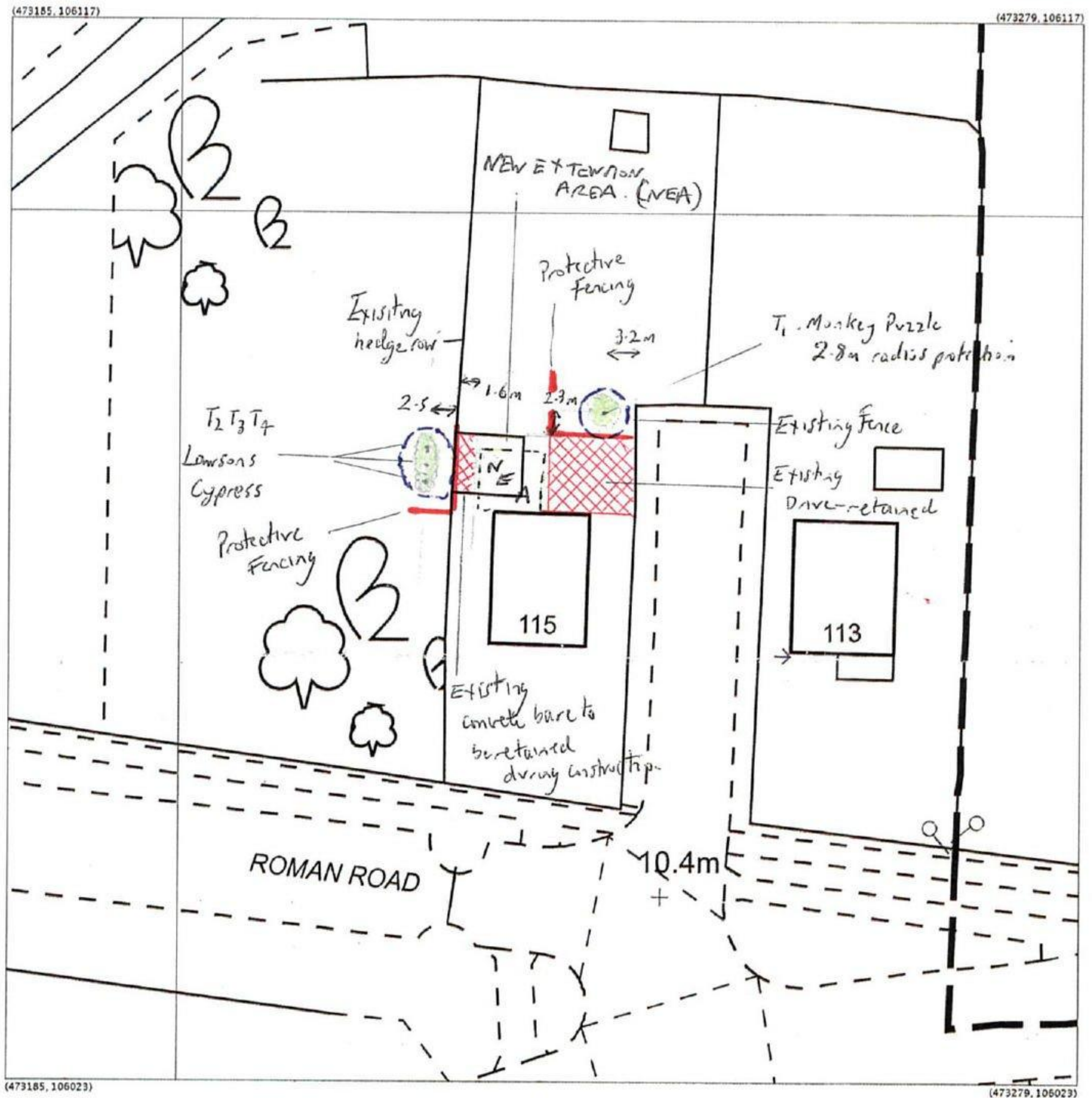
CONCLUSIONS

- Provided that the methodology prescribed in this statement is strictly adhered to I would expect the retained trees to survive the development and to continue to grow on safely and healthily in the future.
- This is therefore a project which is fully supportable in arboricultural terms



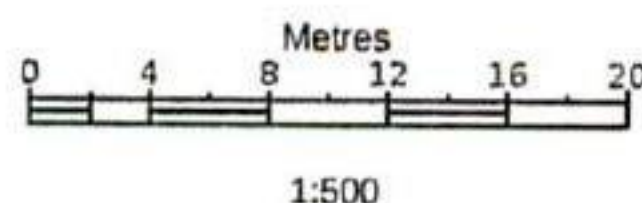
MICHAEL REED

07717 171716



Produced 15 Sep 2015 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



115, Havant Rd, Emsworth
PO10 7LG

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Order Licence Reference: OI904598
Centre coordinates: 473232 106070

KEY

Retained hardstanding - 
during construction
Protective fencing
as approved by BS5837 - 
or similar
Root protection area 