

DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	T1 Oak - reduce height by 2.5 meters Current height 18 meters After reduction 15.5 meters Reduce north east south and west sectors by 3.5 meters Current width 17 meters After reduction 13.5 meters Tree subject to TPO 1117
LOCATION:	90 Sinah Lane, Hayling Island, PO11 0HJ
REFERENCE NO:	APP/26/00131
APPLICANT:	Gardiner
CONSULTATION EXPIRY DATE:	14/05/2026
APPLICATION EXPIRY DATE:	15/06/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Refuse

1. Site Description

90 Sinah Lane, Hayling Island, PO11 0HJ

2. Planning History

3. Proposal

T1 Oak - reduce height by 2.5 meters
Current height 18 meters
After reduction 15.5 meters

Reduce north east south and west sectors by 3.5 meters
Current width 17 meters
After reduction 13.5 meters
Tree subject to TPO 1117

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

5. Statutory and Non Statutory Consultations

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 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.

7.3 The Oak subject to this application is a mature specimen that appears to have normal vigour and vitality for the species and age, there is deadwood present throughout the canopy and the tree would benefit from the removal in terms of the potential for limbs etc falling onto the area below – this can be done without application under DD.

7.4 There are no reasons given on the application for the works and the tree canopy does not appear to be causing actionable nuisance or in contact with the built structure on site.

7.5 It is considered that the works applied for are excessive management and will detriment public amenity value if undertake.

8 Conclusion

Recommend Refuse

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Refuse application APP/26/00131

Conditions:

1	<p>The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> <p>Informative: The removal of deadwood is exempt from the need for a tree works application/TPO consent where operations are confined to dead branches only.</p>
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