

Development Management Committee 7th September 2017

Addendum for APP/17/00529 – 380 Sea Front, Hayling Island

Following Site View Working party queries regarding separation distances and TPO T32, the following information is provided:

1. The comparison separation distances between No 384 and the 4 storey Channel House to the west are shown on the attached plan
2. The Council's Arboriculturist has re-confirmed that T32 Monterey Cypress is suffering from extensive and progressive seiridium canker (a biotic bacterial infection that affects cypress trees) which will continue to contribute to the ongoing decline of the tree. Potentially the Cypress could continue to live for a number of years, however it will require extensive and disfiguring tree surgery to enable it to reduce the risk of branch failure, thus greatly reducing the current public amenity value offered by the tree. The opportunity exists to now seek a suitably sized semi-mature replacement as part of this planning application and condition 11, which it is recommended should be slightly re-worded to read:

"The tree felling of trees T32 and T19 for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting in the form of semi-mature specimens, on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species of such replacement planting.

Reason: *To conserve and safeguard the visual amenities of the locality having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012."*

Additionally it is noted that the proposed development results in a density of 29.5 dwellings per ha.