

**Report to:** PLANNING COMMITTEE

**Date:** 23 September 2015

**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** **Beauport Holiday Park, The Ridge West, St Leonards-on-sea, TN37 7PP**

**Proposal:** **Various tree works to trees in TPO 227 including felling, coppicing and pollarding.**

**Application No:** **HS/TP/15/00591**

**Recommendation:** **Grant Consent**

Ward: ASHDOWN  
File No: TPO227  
Applicant: Mr Haskett per Corsican Associates Pinewood Settlement Smallwood Green Bradfield St George, Bury St edmunds, Suffolk. IP30 0AJ

Interest: Owner  
Existing Use: Holiday Caravan Park

### **Policies**

Hastings Local Plan 2004: NC8,NC11,L2  
Conservation Area: No  
National Planning Policy Framework: No Conflict  
Hastings Planning Strategy: EN3,EN4,EN7  
Hastings Local Plan, Development Management Plan, Revised  
Proposed Submission Version: CC1 - Caravan, Camping and Chalet Sites

### **Public Consultation**

Adj. Properties: Yes  
Advertisement: Two Site Notices  
Letters of Objection: 4  
Petitions Received: 1

Application Status: Not delegated - Petition received

### **Summary**

The application relates to proposed tree works within Tree Preservation Order 227 which adjoins The Ridge West. Considering the advice of the Borough Arboriculturalist and the objections received, I consider the tree works to be acceptable and recommend approval subject to conditions.

## The Site and its Location

The site is the tree belt located within the Beauport Holiday Park caravan site adjoining The Ridge West. The tree belt which is located within the High Weald AONB and is subject to TPO 227 forms an important tree screen for the caravan site and is subject to planning conditions imposed in planning permissions OA/59/8/3449 and 59/208/3449.

## Details of the Proposal and Other Background Information

The application seeks TPO consent for the following works :

Beech removal x 2  
Sweet chestnut coppice x 10  
Sweet Chestnut removal x 2  
Ash coppice x 22  
Ash pollard x1  
Oak coppice x 4  
Oak removal x 3  
Oak pollard x 1  
Lime coppice x 2  
Sycamore coppice x 70  
Sycamore removal x 10  
Hornbeam coppice x 3  
Yew removal due to being dead x1  
Silver Birch removal x 7

## Previous Site History

OA/59/8/3449	Extension of caravan park to accommodate a further 38 caravans Granted - 10/02/1959
59/208/3449	Extension of caravan park to accommodate a further 50 caravans Granted - 12/05/1959
HS/FA/12/00396	Extension of the opening period to between 1st March & 31 January in the following year (original planning permission granted by Rother District Council A/61/160) Granted - 26/06/2012
HS/FA/13/00492	Extension of the opening period to allow holiday occupancy throughout the year (original planning permission granted by Rother District Council A/61/160) Granted - 22/08/2013

## Details of Consultations

### Borough Arboriculturalist comments

Trees

- Trees that are the subject of this application are covered by TPO227, identified within the first schedule as W1. Tree species have been identified as Ash, Beech, Birch, Hornbeam, Lime, Oak, Sweet chestnut, Sycamore and Yew in varying numbers, age class mature.

- The trees identified within the application are growing in the grounds of Beauport Caravan Park. The trees are clearly visible from the public highway, providing visual benefits to the local landscape.
- At the time of the site visit the trees were of varied condition, many had been subject to coppicing sometime previous and had since grown into significant trees. Others were in poor condition, some beginning to damage a boundary wall that runs parallel to The Ridge highway.

#### Proposal

- The applicant wishes to undertake the following works: Various tree works including felling, coppicing and pollarding.
- The reasons for the proposed works are due to: Continued woodland management works generated through a recent tree safety inspection of the site.
- The woodland through natural process will replace any removed trees.

#### Recommendations

- The proposed pruning works are unlikely to have a negative impact upon the long term health of the woodland as a whole.
- The borough arboriculturalist raises no objections to the proposed works.

**Tree works must be undertaken in accordance with BS3998: 2010, *Recommendations for Tree work*.**

#### **Rother District Council**

Has **No Objection** to various works to trees in TPO 227 including felling, coppicing and pollarding at Beauport Holiday Park, The Ridge West, St Leonards on Sea.

The felling of the trees should be subject to replacement planting where possible and if any coppice stools fail following coppicing. The coppicing should be phased in order to limit the impact on amenity and maintain the screening to the site.

#### **Public Consultation Responses**

##### Petition

*' I understand that the trees may need to be felled for reasons of health and safety for woodland management as they are diseased but trees should be replaced as this is an area which has tree preservation orders (TPO No 227). I have concerns that it will change the appearance (tree loss) of the area and that the land should remain open land and if this is clear the applicant could later on apply to put log cabins, caravans or even a road in. This will have a detrimental effect on the house price and create more noise and pollution to the area '*

Signed by 21 persons.

Four letters indicating objections and concerns relating to the proposed works and one letter requiring arboricultural comments.

The key points raised are objections to the works within the High Weald AONB, the effect on the ecology of the area, the opening up of the site and loss of tree screen. The removal and pollarding of the trees could create an opportunity for extensions to the caravan site. Also concerns about noise levels and possible flooding. Mention is also made that HBC have opposed tree felling in this locality on a couple of occasions in the past.

## **Planning Considerations**

In planning terms, the decision in relation this TPO application has to be made with regard to Hastings Local Plan Policies EN3 Nature Conservation and Improvement of Biodiversity, Policy EN4 Ancient Woodland and EN7 Conservation and Enhancement of Landscape and Policy CC1 of the Hastings Local Plan Development Management Plan - Caravan, Camping and Chalet sites. The TPO 227 provides significant screening of the Beauport Holiday Park from The Ridge West and forms part of the original planning conditions imposed on the site. With Woodland TPOs, maintenance and health and safety issues also have to be considered and the views of the HBC Arboriculturalist are shown above. In view of the fact that the area is protected woodland (TPO 227) and all works have to be subject to consent, it is the recommendation of the Arboriculturalist that the currently proposed works are acceptable. The concerns of local residents are noted but screening will remain and trees will replenish in accordance with good arboricultural management.

### **Other considerations:**

The Human Rights considerations have been taken into account fully in balancing the planning issues.

## **Recommendation**

### **Grant Consent subject to the following conditions:**

1. Before the work hereby approved is commenced the precise details shall be agreed by the Local Planning Authority.
2. The works hereby permitted shall be undertaken before the expiration of two years from the date of this consent.
3. The works shall be completed in accordance with BS 3998:2010

### **Reasons:**

1. In the interests of the health of the trees and the visual amenity of the area.
2. The works are considered acceptable at this stage in the life of the tree(s) but the local planning authority would wish to reserve its right to review the situation in future.
3. In accordance with good arboricultural practice.

## **Notes to the Applicant**

1. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
3. To comply with Condition No. 1 above the applicant must consult the Borough Arboriculturalist (telephone: 01424 451147).
4. All work should be carried out by a competent tree surgeon.
5. This consent does not override the rights of the owners of the trees whose consent must also be obtained.

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## **Officer to Contact**

Mr F Rallings, Telephone 01424 783298

## **Background Papers**

Application No: HS/TP/15/00591 including all letters and documents