

DELEGATED OFFICER REPORT

Site Address: 1 Dolphin Quay, Queen Street, Emsworth, PO10 7BU
Proposal: 2No Monterey Cypress (T1 and T2) reduce height by 5m and width by 2m overall, leaving a height of 12m by 12m width. Subject to TPO 2075.
Application Type: Works to TPO Tree
Application No: APP/25/00137 Expiry Date: 01/04/2025
Applicant: Mr Garland
Agent: Wade Fazackarley Case Officer: Tree Officer
 Michael Reed & Co Tree
 Service Ltd
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

1 Dolphin Quay, Queen Street, Emsworth, PO10 7BU

2 Planning History

90/51798/002 - Retention of 2m high security fencing, PERM,21/02/1991
92/51798/004 - Continued use of premises as yacht brokers (Class A2)., PERM,
09/71910/001 - Replace existing conservatory with new garden room and add an
additional floor to existing single storey workshop., PERM,22/09/2009
09/71910/002 - Conservation Area Consent for the demolition of existing
conservatory., PERM,22/09/2009
GEN/14/00191 - Proposed application for grant, ,27/02/2014 09:28:06
APP/15/00101 - Crown reduce 1No. Willow by 7m and crown raise 1No. Monteray
Cypress by 5.5m on east side within Emsworth Conservation Area., RNO,05/03/2015
APP/16/00575 - Listed Building Consent to form two interior openings to allow
borrowed light into Flat A., PERM,04/08/2016
APP/17/01167 - Fell 2No. Macrocarpa within Conservation Area of Emsworth.,
WD,23/11/2017
APP/17/01309 - Crown reduce height by 5m and laterals on the south east and west
by 3m and deadwood 1No. Macrocarpa (T1) and Crown reduce height by 3m and
laterals on the north west and east by 3m and deadwood 1No. Macrocarpa (T2). Both
trees are within the Emsworth Conservation Area., RO,17/01/2018
APP/21/00333 - 1No. Willow crown reduce by 4m overall to previous pruning points;
1No. Yew crown reduce height by 2m and west sector by 1.5m to previous pruning
points, within conservation area of Emsworth., RNO,18/05/2021
APP/21/00334 - 2No. Macrocarpa subject to TPO 2075 G1:-
Reduce height by 3.5 metres, Reduce spread to north by 4m, Reduce spread to south
by 5m, Reduce spread to east by 4m, Reduce spread to west by 3.5m, ,
PERM,18/05/2021
APP/22/00744 - , WD,16/01/2023
APP/24/00490 - Replace existing flat asphalt roof to original house with a new zinc
pitched roof. Addition of STO external insulation with brick slips over to existing brick
walls. Relocation of front door and reduction in height of redundant lift shaft.
Enclosure of existing carport with a sectional door to create a garage. Removal of
existing timber cladding and replacement with added insulation behind.,
PERM,26/09/2024

APP/25/00080 - 1No Yew (T3) crown reduce by 2m overall, leaving a height of 10m by 7m width. 1No Willow (T4) crown reduce by 4m to previous pruning points, leaving a height of 10m by 7m width. Within G1, subject to TPO 2075. Trees within conservation area of Emsworth., DEL,

3 Proposal

2No Monterey Cypress (T1 and T2) reduce height by 5m and width by 2m overall, leaving a height of 12m by 12m width. Subject to TPO 2075.

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

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Councillor Charles Robert

Councillor Grainne Rason

Councillor Reuben Mychaleckyj

Landscape Team, Havant Borough Council

No landscape objection.

Landscape Team, Havant Borough Council

No landscape objection.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Comments: I am confused that this application relates to part of the same application form submitted with App/25/00080 and deals only with the two Macrocarpa trees (Monteray Pines) which are listed with the Yew and Willow on the actual application form making 4 trees in all. I am curious as to why these are being dealt with separately? I am repeating the comments I made on the earlier application. The details on the form include crown reduction of 5 metres to leave 12 metres height for these trees (the macrocarpa). The 2021 application was for a reduction of 5 metres to leave a height of 15m and 3.5m crown reduction was agreed . As the application is for maintenance 5m does seem a lot so could they not be reduced to the height previously agreed?	One application is for a TPO and the other are notifications for works within a conservation area.
Comments for APP/25/00137 and APP/25/00080 These mature TPO trees, bordering the DQ footpath, are highly visible and an important part of the landscape and ecosystem. They do not seem to be dangerously overhanging the footpath and really the proposed reductions seem unnecessary and excessive. Ref the 2 Monterey Cypress (T1 and T2). Even if the tree officer accepts the need for another height reduction couldn't it be limited to 3.5 as in 2021? Any further width reduction will surely unbalance the shape of these trees and so should be refused. Ref the Yew (T3). It seems a great shame to reduce the size of this	The maintenance for these trees in their location is considered reasonable.

attractive mature tree again unless there are compelling reasons so to do.	
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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 trees subject to this application are large mature overgrown specimens that in reality are not of good form, merely offering a green back-drop to the area - the works proposed are unlikely to detriment the public amenity to the area or to negatively impact the health of the trees.

8 **Conclusion**

Recommend permission.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/25/00137

(A)

(B) for the following reasons/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 works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works