

DELEGATED OFFICER REPORT

Site Address: 8 Northlands Park, Emsworth, PO10 7EY
Proposal: 1No Oak (marked as T1 on the plan) remove northern stem, leaving a height of 12m by 9m width. Within TPO woodland subject to TPO 1838.
Application Type: Works to TPO Tree
Application No: APP/24/00721 Expiry Date: 18/11/2024
Applicant: Mr Miller
Agent: Mr Fazackarley Case Officer: Tree Officer
 Michael Reed & Co Tree
 Service Ltd
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

8 Northlands Park, Emsworth, PO10 7EY

2 Planning History

GEN/10/01001 - Proposed Extension, ,18/01/2011 12:05:37
GEN/11/01054 - Change of use of bedrooms to use for a Bed and Breakfast. Is Planning Permission required?, ,24/08/2011
APP/11/01588 - Variation of Condition 12 of Planning Permission No. 04/62243/003 for use of garage as ancillary living accommodation to used as gym/sauna. , WD,10/12/2012
GEN/12/00293 - Conversion of 6 bedroom house and detached ancillary living accommodation to 6 room B&B detached utility/laundry and managers accommodation., ,04/04/2012 16:14:26
GEN/12/00484 - Proposed conservatory., ,18/05/2012 11:08:59
APP/12/01194 - Change of use and conversion of dwelling to allow 4 bed Bed and Breakfast guest accommodation to operate, with remaining rooms to remain in residential use., PERM,22/02/2013
GEN/12/01230 - Proposed erection of sign to advertise B & B., ,19/12/2012 10:29:57
APP/15/00638 - Construction of 1No. detached 3 bed house and 2No. semi-detached 3 bed houses with integral garages with access from private drive (approved 13.8.16). Request to Discharge Condition No. 12 (6.1.16). Request to Discharge Condition No. 13 (4.1.17). , PERM,13/08/2015
APP/15/00901 - Fell 1No. Maple (T11) subject to TPO 1838., PERM,08/10/2015
APP/15/00918 - Erection of 1 detached 3 bed house with access from private drive., PERM,02/10/2015
APP/15/01036 - Discharge of Condition Nos. 11,12 and 13 of Planning Permission APP/15/00638., SPL,04/12/2015
GEN/15/01045 - tree works, ,14/08/2015 08:58:52
APP/15/01238 - Discharge of Condition No. 1 of Planning Permission APP/15/00901., PERM,03/11/2015
APP/15/01237 - Discharge of condition No. 12 of Planning Permission APP/15/00918., PERM,06/01/2016
GEN/16/00252 - Enquiry re maintenance of Leylandii trees., ,26/02/2016
APP/16/00649 - Change of use of the land adjacent to the east of No 8 Northlands Park from woodland area to residential garden; retention of washing/drying structure;

erection of composter; replacement shed/log store; extension of parking area and turning head., PERM,12/08/2016

GEN/16/00866 - Regular bonfires at the site. Trees cut from woodland on site. ,05/08/2016

GEN/16/00916 - Original app - APP/15/00918 - erection of 3 bed detached house. If possible to convert this house to 2 semi-detached detached houses., ,16/09/2016 11:58:13

APP/17/00029 - Validation report with laboratory test results etc, UNK,

GEN/17/00384 - Is planning permission required to increase height of approved shed from 2.5m to 3.8., ,10/04/2017 15:02:44

APP/17/00386 - Increase height of existing approved shed from 2.5m to 3.8m with associated facilitation pruning works to adjacent TPO trees., PERM,08/06/2017

GEN/17/00731 - Installation of gates, ,20/06/2017

APP/18/00077 - Retention of merging 2No. sheds into 1No. timber outbuilding to be used as a gym, utility room and shed/store., PERM,07/03/2018

APP/21/01060 - Fell 24No. trees within W1 of TPO 1838., PERM,10/11/2021

GEN/21/01123 - Dead & Dangerous tree removal., UNK,01/11/2021

APP/22/00233 - 1No Lime (T1) reduce crown in height by 4 metres and laterals by 2 metres to leave height at 12 metres and spread at 5 metres. 1No Lime (T2) reduce crown in height by 3 metres, North sector by 3 metres to leave tree height at 5 metres and spread at 3 metres. 1No Lime (T3) reduce crown in height by 4 metres and laterals by 2 metres to leave tree height at 12 metres and spread at 4 metres. 1No Lime (T4) reduce crown in height by 5 metres and laterals by 2 metres to leave tree height at 12 metres and spread at 4 metres. 1No Lime (T5) reduce crown in height by 3 metres, North sector by 4 metres to leave tree height at 10 metres and spread at 4 metres. 1No Lime (T6) reduce crown in height by 3 metres, North sector by 4 metres to leave tree height at 9 metres and spread at 9 metres. 1No Lime (T7) reduce crown in height by 2 metres, North sector by 4 metres to leave height at 14 metres and spread at 5 metres. 1No Oak (T8) reduce crown overall by 4 metres, remove lowest East facing limb by 15 metres, remove lowest West facing limb by 10 metres to leave crown height at 15 metres and spread at 12 metres. Trees subject to TPO 1838., PERM,26/05/2022

GEN/22/01042 - COPYDOC - Deed of Undertaking dated 12/04/2013 pursuant s.106 TCPA 1990 in respect of planning application APP/13/00209 relating to land at 6 New Brighton Road, Emsworth, ,22/11/2022

GEN/23/00521 - One storey 7.1m high boat shed in garden, ,01/08/2023 14:09:58

APP/23/00671 - Construction of boat shed in garden., PERM,14/12/2023

3 Proposal

1No Oak (marked as T1 on the plan) remove northern stem, leaving a height of 12m by 9m width. Within TPO woodland subject to TPO 1838.

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: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

Councillor Grainne Rason

Councillor Reuben Mychaleckyj

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: 14

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.

7.3 The tree subject to this application is showing significant mechanical damage to a large scaffold limb, the applicant wishes to remove this limb and this is considered to be a wise choice due to the potential further mechanical failure in the future.

8 **Conclusion**

Recommend Permit

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00721

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: - To ensure provision of a satisfactory development.