
Site Address: Harbour Reach House, 4 Cornflower Meadow, Emsworth,
PO10 7FR

Proposal: 1 No Oak (T9, T1 on the sketch plan) crown reduction of limbs overhanging 4 Cornflower, back to previous pruning points (approx 3m). Removal of a lower limbs projecting North and East. (See red line cut plan) 1 No Oak (T8L, T2 on the sketch plan) trim a small number of lower branches overhanging the guttering of the house. Reduce branches up to a height of 6m by 3m on the north and north east projection. (See red line cut plan) 1 No Oak (T10, T3 on the sketch plan) remove three broken lower branches on the northern/north east aspect of the property up to a height of 4 metres. (See red line cut plan) Trees subject to TPO 2086.

Application Type: Works to TPO Tree

Application No: APP/24/00406

Expiry Date: 09/08/2024

Applicant: Mr Jones

Agent: Mr Dinenage

Case Officer: Tree Officer

Hambledon Trees Limited

Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Harbour Reach House, 4 Cornflower Meadow, Emsworth, PO10 7FR

2 Planning History

GEN/24/00529 - Alleged works to Oak tree subject to TPO at 1 Cornflower Meadow.,
UNK,

3 Proposal

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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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Where branches are encroaching on the property then these should be cut back. Removal of limbs to increase the useable footprint should not be permitted. These trees provide us with some privacy from an estate that should never have been built, they have TPO's for a reason!	

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 the ongoing health and vitality of the trees.

7.2 This report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any detail.

The three English oak trees stand on the western garden boundary with the property at 54 Long Copse Lane. The trees are protected under Tree Preservation Order 2086. The trees are small mature specimens that have previously been pruned and maintained. The recently completed residential dwelling at Harbour Reach House stands close to the canopies of these trees, and some separation pruning seems reasonable.

The trees can be viewed from the nearby public highway at Long Copse Lane, as well as from the Cornflower Meadow development. Although the trees have been previously pruned and maintained, supporting photographic evidence suggests that they are displaying reasonable vitality, whilst providing visual amenity, canopy cover and contributing to the ecosystem services of the area.

7.3 No reasons for the proposed pruning are offered, and it is assumed that the works are to provide a reasonable amount of separation pruning from the fabric of the dwelling and in areas over the garden amenity space. The proposed pruning works appear to be reasonable in this case.

7.4 The application form does not offer any concerns over the health and condition of the trees.

8 **Conclusion**

It is recommended that the works on the trees should be granted consent subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00406

(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