
Site Address: 12 Tower Street, Emsworth, PO10 7BH
Proposal: Fell 1No Bay (marked as T1 on the plan). 1No Holm Oak (marked as T2 on the plan) thin western stem by 30% and reduce in height by 2.5m, leaving a height of 6m by 3m width. Within the Conservation Area of Emsworth.
Application Type: Conservation Area Tree
Application No: APP/24/00581 Expiry Date: 10/09/2024
Applicant: Mr Davies
Agent: Mr Fazackarley Case Officer: Tree Officer
 Michael Reed & Co Tree
 Service Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

12 Tower Street, Emsworth, PO10 7BH

2 Planning History

04/62946/000 - Two storey and single storey extensions to the front (north) elevation., PERM,06/05/2004
04/62946/001 - Notification of intention to remove 3 stems from a Bay tree and to reduce height of remaining stems by 30% and reshape and crown reduce a second Bay tree by 30% both trees within Emsworth Conservation Area., RNO,28/09/2004
06/62946/002 - Extension to existing garage., PERM,06/06/2006
06/62946/003 - Notification of intention to pollard a Lime tree by removing 50% of the crown within Emsworth Conservation Area., RNO,06/11/2006
GEN/11/01193 - Installation of solar panels, ,01/09/2011 10:56:12
GEN/14/00021 - Works to single storey section of roof., ,09/01/2014 09:08:45
GEN/19/00276 - Removal of 1no. Lime tree due to poor condition., ,26/03/2019
APP/20/00909 - Fell 1No.Tree of Heaven within Conservation Area of Emsworth., RNO,10/11/2020

3 Proposal

Fell 1No Bay (marked as T1 on the plan). 1No Holm Oak (marked as T2 on the plan) thin western stem by 30% and reduce in height by 2.5m, leaving a height of 6m by 3m width. Within the Conservation Area of Emsworth.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

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

Emsworth Residents Forum

Landscape Team, Havant Borough Council

Planning Application APP/24/00581 12 Tower Street, Emsworth, PO10 7BH

Fell 1No. Bay (marked as T1 on the plan) 1No. Holm Oak (marked as T2 on the plan)
Thin western stem by 30% and reduce in height by 2.5m leaving a height of 6m by 3m
width. Within the Conservation Area of Emsworth.

No landscape objection.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

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: 8

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

Summary:

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 proposed tree removal will impact the character and appearance of the Conservation Area.

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

7.3 The Council seeks to protect tree coverage in the Borough, but when considering a section 211 notice the Council must consider the impact of the proposed works on the amenity value of the tree and its contribution towards preserving and enhancing the character and appearance of the Conservation Area, to determine if it justifies protection by a TPO.

7.4 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Preservation Orders and Trees in Conservation Areas'. The PPG state a number of criteria for the Council to consider, which include visibility, size and form, future potential, rarity, cultural/historical value, relationship with the landscape and contribution to the character and appearance of the Conservation Area.

7.5 The proposed works would not have a significant detrimental impact on the character and appearance of the Conservation Area and would be in accordance with Policy CS11, CS16 and DM8.1 of the Core Strategy (2011).

8 **Conclusion**

Raises No Objection

9 **RECOMMENDATION:**

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/24/00581

(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.