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Site Address: Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD

Proposal: 1No. Holm Oak (marked as 1 on the plan) crown lift over parking to a height of 4m from ground level. Removal of major deadwood greater than 25mm in diameter. Subject to TPO 1939.

Application Type: Works to TPO Tree

Application No: APP/24/00662                      Expiry Date: 31/10/2024

Applicant: Mr Millard  
NHS

Agent: Miss Piotrowska                      Case Officer: Tree Officer  
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Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

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## **1 Site Description**

Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD

## **2 Planning History**

98/58875/002 - External alterations to west elevation (as a result of the installation of a new

lift internally) and extension and alterations to existing lean-to services bui

lding., PERM,07/12/1998

98/58875/003 - Replacement windows to all elevations and infill of 1 window to rear (west) and

side (south) elevation., PERM,08/12/1998

94/58875/000 - Single storey infill to form inner and outer lobbies to main entrance, PERM,16/02/1994

GEN/11/00287 - Planning Restrictions on the site, the preferred use of the site, is the building listed/locally listed or within a conservation area. , ,17/03/2011 16:54:03

GEN/12/00697 - Proposed demolition of building and replacement purpose built GP Surgery., UNK,

GEN/12/01040 - TPO Request for a Holm Oak, ,05/11/2012

GEN/13/00180 - Future use of site., ,10/04/2013 11:57:17

GEN/14/00484 - Method Statement for shed in Emsworth Hospital Garden., ,29/04/2014

APP/14/00489 - Crown raise by 4m and crown thin by 10% 1No. Holm Oak (T2) subject to TPO 1939., PERM,19/06/2014

GEN/14/00640 - Request for information for Feasibility study., ,03/07/2014 11:45:56

GEN/15/00164 - Removal of damaged limbs of 1No pear tree, ,16/02/2015 18:34:22

APP/18/00265 - Crown reduce 1No.Holm Oak tree by 1.5m and crown raise to 3.5m; crown reduce by 1m 1No.Pear tree. Subject to TPO 1939., PERM,16/05/2018

GEN/18/00460 - Proposed redevelopment of site to provide 8 dwellings, ,20/07/2018 11:47:26

APP/19/00414 - Conversion of former Victoria Cottage Hospital to GP Surgery with associated side, rear and front extensions.(05.09.19). Request to discharge condition 4 (23.12.19)., PERM,05/09/2019

APP/19/01252 - Discharge of Condition no. 4, UNK,  
GEN/20/00129 - Concerns over trees on site , ,10/02/2020  
GEN/22/00241 - Replacement boundary wall., ,22/03/2022 14:26:44  
APP/23/01016 - 1No Holm Oak (T1) crown reduce by 2M overall leaving a height of 6M by 5M width. Subject to TPO 1939., PERM,11/01/2024

### **3 Proposal**

1No. Holm Oak (marked as 1 on the plan) crown lift over parking to a height of 4m from ground level. Removal of major deadwood greater than 25mm in diameter. Subject to TPO 1939.

### **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: 0

| Comment | Officer Comment |
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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 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 works applied for are considered reasonable (very minor) and will meet with Highway Regs and reduce the risk of falling deadwood into the public arena.

## 8 **Conclusion**

Recommend Permit

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## 9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00662

(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

