
Site Address: Westbrook, Bridgefoot Path, Emsworth, PO10 7EA
Proposal: 1No. Bay (T2 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width; 1No. Plum (T3 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width, within Conservation Area of Emsworth.
Application Type: Conservation Area Tree
Application No: APP/23/00611 Expiry Date: 13/09/2023
Applicant: Mrs McMillan
Agent: Mr W Fazackarley Case Officer: Peter Slegg
 Michael Reed & Co Tree
 Services Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Westbrook, Bridgefoot Path, Emsworth, PO10 7EA

2 Planning History

90/54425/000 - Individual non-illuminated letters at first floor level on north elevation, REF,
99/54425/004 - Notification of intention to fell a 'Cherry Plum' tree in the frontage of 'Westbrook', Bridgefoot Path within Emsworth Conservation Area., RNO,22/12/1999
98/54425/002 - Notification of intention to crown reduce a Bay tree, crown reduce and crown lift a Prunus tree to 5 metres over the road. Crown raise and removal of epicormic growth from a Horse Chestnut tree 3 metres over the footpath and 5 metres over road, all trees within the front garden. Crown reduce 2 prunus trees by 25% within the car park. All this tree work is within Emsworth Conservation Area., RO,10/08/1998
98/54425/003 - Crown raise and remove epicormic growth of a Horse Chestnut tree (T1) subject to TPO 1704, PERM,21/09/1998
97/54425/001 - 1 non-illuminated single sided free standing display sign to western boundary, PERM,07/05/1997
04/54425/005 - Change of use of premises from A2 (Solicitors Office) to residential dwelling., PERM,16/12/2004
05/54425/006 - To fell a Bay tree and crown thin by 20% and crown reduce by 30% three Prunus trees within the Emsworth Conservation Area., NPW,02/11/2005
05/54425/007 - Application to crown lift to 3 metres, crown thin by 10% and crown reduce by 20% a Horse Chestnut tree T1 subject of TPO 1704., PERM,06/07/2005
09/54425/008 - Crown reduce by 20% Horse Chestnut (T1) subject to TPO 1704., PERM,23/03/2009
09/54425/009 - New wall (height 2.05m) to north boundary and new railings (height 1.5m) to west boundary., PERM,19/10/2009
10/54425/010 - Discharge of Condition No's 2 and 3 of Planning Permission
09/54425/009., PERM,25/03/2010

APP/23/00609 - 1No. Chestnut (T1 on plan) - crown reduce to previous pruning points leaving a height of 6m by 5m width, subject to TPO 1704., DEL,

3 Proposal

1No. Bay (T2 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width; 1No. Plum (T3 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width, within 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
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Councillor Grainne Rason

Councillor Lulu Bowerman

Councillor R Kennett

Landscape Team, Havant Borough Council
Planning Application APP/23/00611 Westbrook, Bridgefoot Path, Emsworth, PO10 7EA

1No. Bay (T2 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width; 1No. Plum (T3 on plan) crown reduce by 1.5m overall, leaving a height of 3m by 3m width, within 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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

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

7.2 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 to 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.

7.3 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Protection 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.

7.4 After receiving the comments from the Council Landscape Architect and considering national guidance the local authority does not believe the proposed works to the tree would justify its protection with a TPO.

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

7.6 Although not a requirement of the applicant, the Council would encourage the applicant to consider planting a replacement tree on the site to maintain the overall tree cover of the area and the positive impact trees have on the character and appearance of the Conservation Area.

8 **Conclusion**

Raise No Objection

9 **RECOMMENDATION:**

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/00611