
Site Address: Land at Redlands Lane (adjacent 2-6 Nectar Way),
Emsworth
Proposal: 1No. Field Maple (T3 on plan) Crown lift to 3.5 meters and reduce lateral
spread by 3 meters to leave 5 meters spread, within G4 of TPO 1923.
Application Type: Works to TPO Tree
Application No: APP/23/00228 Expiry Date: 07/06/2023
Applicant: Trinity Estates
Trinity Estates
Agent: Mr Spratt Case Officer: Peter Slegg
Skyfell Tree Specialists
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Land at Redlands Lane (adjacent 2-6 Nectar Way), Emsworth

2 Planning History

APP/13/00598 - Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning
Permission 10/74014/000., PERM,16/08/2013
APP/12/00837 - Reserved Matters Application (pursuant of outline planning
permission 10/74014/000) for redesign of northern part of the site to provide a total of
161 units (reduction of 32 units) with associated parking and landscaping. ,
PERM,14/12/2012
GEN/14/00294 - Designated doctors surgery site at Hampshire Farm/Redlands
Grange., ,01/04/2014
GEN/14/00462 - Quotation for a conservatory. If any planning/development
restrictions that apply to the properties on the estate. , ,09/05/2014 11:58:22
GEN/14/00535 - S106 Agreement dated 12/05/2011 compliance relating to Outline
Planning Permission 10/74014/000 and APP/11/01089., ,29/05/2014 14:39:29
APP/14/00536 - Application for written approval that the development has been
carried out in accordance with approved details for Planning Permissions
10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014
GEN/14/00589 - Proposed Nursing Home., ,07/07/2014 17:11:58
GEN/14/00641 - Ownership and management status of Public Open Land on
Hampshire Farm Site., ,03/07/2014 16:36:10
APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000.,
PERM,06/08/2014
APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission
10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015
GEN/15/00015 - Problems experienced with chimneys., ,13/01/2015 12:03:59
GEN/15/00691 - Proposed care home., ,23/07/2015 16:43:50
GEN/16/00031 - Access to field off former Hampshire Farm development site,
,19/01/2016 12:01:24
GEN/16/00065 - General enquiry re removal of fence., UNK,21/01/2016
APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission
10/74014/000 (Hampshire Farm) to extend the period to procure that the Community

Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017.

Extension of time Agreement until 13th October 2017, PERM,19/10/2017
APP/18/00203 - Fell 1No. Sycamore to ground level; crown lift 8No. Ash trees to 2.5m; crown lift 2No. Hawthorn to 2.5m; crown lift 1No. Sycamore to 2.5m. All trees subject to TPO 1923., PERM,26/04/2018

GEN/19/00056 - Proposed dog grooming business., ,22/02/2019 12:07:44

GEN/21/00846 - COPY DOCS - copies of condition info and S106 docs, Condition 11 of 10/74014/000, s.106 (Schedule 3, Part 1)
, ,18/08/2021

3 Proposal

1No. Field Maple (T3 on plan) Crown lift to 3.5 meters and reduce lateral spread by 3 meters to leave 5 meters spread, within G4 of TPO 1923.

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 Julie Thain-Smith

Councillor Lulu Bowerman

Councillor R Kennett

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: 11

Number of site notices:1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Essential maintenance to protect people and property and preserve the wellbeing of all the trees along the boundary of the estate and Redlands Lane.	The proposed pruning works would seek to retain the amenity value of the tree to the area, whilst supporting formative pruning works to maintain the structural integrity of the tree.

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 inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

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

7.4 The proposed works are appropriate pruning works to lift the crown and provide sufficient clearance above the adjacent footpaths. The tree is semi mature and the formative pruning works are appropriate to retain the structural integrity of the tree, with no reduction in its height, but recognising the need to manage the tree so that it does not become a nuisance to the adjacent footpath and overhead wires. The application is supported by a local resident and the comments are noted.

7.5 The works to the tree should form part of its long-term management to safeguard its health and amenity value and all works must be undertaken in accordance with 'British Standard 3998:2010 (BS3998:2010) – Tree Works – Recommendations'.

- 7.6 The proposed works would maintain the important contribution of the tree to the amenity value of the area and would be in accordance with Policy CS16 and DM8 of the Core Strategy (2011).

8 **Conclusion**

Permit

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00228

(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