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Site Address: Hollybank House, Hollybank Lane, Emsworth, PO10 7UN  
Proposal: T1 - Oak (heavily leaning) Crown lift to 3m by removing 2 lowest boughs;  
T2, T3 and T4 - Oak (8-10m in height) Self-seeded, smaller trees; T5 - Copper Beech  
(13m in height) Fell; T6 - Goat Willow (4m in height). Fell and remove; T7 and T8 Oak  
(6-7m in height); T9 - Yew (12m in height) 1m Height reduction from 12m to 11m. 0.5m  
radial reduction; T10 - English Oak (22m in height) Mature. Clearing Ivy from trunk to 4m;  
T11, T12, T13, T14, T16 - Oak (11m in height) Reducing height by 5m back to 6m to  
re-instate view; T15 - Beech (11m in height) Reduce height by 5m back to 6m to re-instate  
view; All within W1 of TPO 2054.  
Application Type: Works to TPO Tree  
Application No: APP/23/00170 Expiry Date: 01/05/2023  
Applicant: Mr Williams  
Agent: Mr Tulley Case Officer: Tom Gregory  
Greensmiths Limited  
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

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## **1 Site Description**

Hollybank House, Hollybank Lane, Emsworth, PO10 7UN

## **2 Planning History**

06/71003/000 - Conversion of the coach house to form a single dwelling. ,  
REF,03/08/2006  
07/71003/001 - Application for Certificate of Lawfulness for use of Coach House as an  
ancillary dwelling. , WD,26/11/2007  
07/71003/002 - Application for Certificate of Lawfulness for use of part of The Coach  
House as a separate dwelling., PERM,14/02/2008  
08/71003/003 - Single storey extension to front and rear and small projection to front  
and alterations to window and door openings., REF,10/11/2008  
08/71003/004 - Listed Building Consent for single storey rear extension and a new  
extension to the front elevation, alterations to window and door openings and repair  
and refurbishment of existing building., REF,10/11/2008  
09/59669/008 - Discharge of Condition No's 2 and 6 of Planning Permission  
09/59669/007., PERM,16/11/2009  
09/59669/009 - Application for non-material changes to Planning Permission  
09/59669/007 relating to replacement of two roof lights on north elevation with two  
dormers., REF,25/11/2009  
09/59669/010 - 3 bed dwelling to provide owners accommodation and 5No. Bed and  
Breakfast rooms for users of the centre. , PERM,15/02/2010  
09/71003/007 - Discharge of Condition No. 2 of Planning Permission 09/71003/005.,  
PERM,07/08/2009  
09/71003/008 - Discharge of Condition No.2 of Listed Building Consent  
09/71003/006., PERM,07/08/2009  
10/71003/009 - Variation of Condition No. 2 of Planning Permission 09/71003/005 and  
09/71003/006 for the change of materials to the balcony and garage doors.,  
PERM,23/04/2010  
GEN/12/00723 - Proposed conversion of stables into living accommodation., UNK,  
APP/13/00349 - Retention of security light., PERM,15/08/2013  
GEN/16/00495 - TPO query on trees around perimeter of site ., ,21/04/2016

GEN/18/01143 - Screening Direction request to Secretary Of State 1.3.19  
HBC EIA Screening Opinion (9.1.19), 09/01/2019  
GEN/19/00235 - FOI - CAS-491157-H9M8B0 - planning history  
, UNK,  
APP/19/01003 - Listed Building Consent for proposed (part) loft conversion to include front dormer and 3No. conservation rooflights., PERM,27/11/2019  
GEN/21/00498 - Licensing application - new premises licence, on-sales of alcohol, all week, 0900 – 2300 hours. The external premises are included for use of mobile bar during weddings/functions.  
, 24/05/2021 13:57:35  
APP/21/00893 - Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved., ,  
APP/21/00991 - Construction of 7No. eco-friendly detached dwellings.,  
WD,25/04/2022

### **3 Proposal**

T1 - Oak (heavily leaning) Crown lift to 3m by removing 2 lowest boughs; T2, T3 and T4 - Oak (8-10m in height) Self-seeded, smaller trees; T5 - Copper Beech (13m in height) Fell; T6 - Goat Willow (4m in height). Fell and remove; T7 and T8 Oak (6-7m in height); T9 - Yew (12m in height) 1m Height reduction from 12m to 11m. 0.5m radial reduction; T10 - English Oak (22m in height) Mature. Clearing Ivy from trunk to 4m; T11, T12, T13, T14, T16 - Oak (11m in height) Reducing height by 5m back to 6m to re-instate view; T15 - Beech (11m in height) Reduce height by 5m back to 6m to re-instate view; All within W1 of TPO 2054.

### **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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment | Officer 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 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.

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

7.3 The proposed works include the continued management and maintenance of the existing trees within W1 of the TPO and the removal of those trees that have poor form and a low amenity value (application reference T2, T3, T4, T5, T6, T7 and T8).

7.4 Whilst it is disappointing to see the removal of protected trees, it is accepted, on balance, that replacing them with new stock shall retain the amenity value of the TPO in the future. The replacement trees shall be managed in accordance with British Standard (BS) 3998:2010 Tree Work – Recommendation and should form part of a long-term woodland management plan, which preserves and enhances the woodland and its important amenity value.

7.5 Seven replacement trees will be required, in accordance with The Town and Country Planning Act (1990), it is hoped that the replacement trees will grow to a mature age and will mitigate the loss of the existing trees. The proposed works would be in accordance with Policy CS11, CS16 and DM8 of the Core Strategy (2011).

## 8 **Conclusion**

Permit

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## 9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/23/00170 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 Seven replacement trees are required to be planted to retain the integrity of W1 of the Tree Preservation Order 2054. Each tree should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location for replanting for each replacement tree is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. Each replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape-Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

**Reason:** To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

**Reason:** To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework

- 3 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