
Site Address: 105 Havant Road, Emsworth

Proposal: Crown lift 1No. Lime (T1 on plan) to crown break by removal of 75mm branch work only (epicormic growth) and removal of 1no. eastern branch (approx 100mm diameter) to allow 3m clearance of property; reduce laterals of 1No. Lime (T2 on plan) back to previous reduction points to provide 3m clearance from dwelling; crown reduce height of 1No. Chestnut (T3 on plan) by 3m and laterals by 2m leaving a crown height of 19m and crown radial spread of 8m and crown lift to 6m (over road); crown reduce height of 1No. Chestnut (T4 on plan) by 1m and reduce northern and southern laterals by 3m leaving a crown height of 15m and crown radial spread of 7m, and crown lift to 6m (over road). Chestnuts subject to TPO 1653. Limes subject to TPO 1653.

Application No: APP/20/01046

Expiry Date: 22/01/2021

Applicant: Mr Walsh

Agent: Mr Godwin

Case Officer: Maria Stewart

Titchfield Tree Services

Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

105 Havant Road, Emsworth

2 Planning History

01/54314/012 - Felling of a Lime tree (T1) at 105 Havant Road subject to TPO 1575., REF,04/03/2002

99/54314/007 - Reduce crown by 25%, crown thin by 25%, remove any deadwood or damaged branches

and crown lift canopy on roadside up to 4 metres of 2 Horse Chestnut trees (T1 & T2) subject to TPO 1653, PERM,24/02/2000

99/54314/008 - Crown reduce by 40%, crown raise and remove any deadwood or damaged branches of a Lime tree (T1) subject to TPO 1575

, REF,24/02/2000

99/54314/009 - Crown reduce by 20%, crown thin by 25%, crown lift and remove any deadwood or damaged branches of a Lime tree (T2) subject to TPO 1575

, REF,24/02/2000

98/54314/006 - Conversion and extension of existing dwellinghouse into 1 no. 2 bedroom apartment (age restricted) and 1 no. 3 bedroom apartment and construction of 2 garage block to rear of plot. Provision of new access and driveway to serve 103 and 105 Havant Road. Revised parking layout for 103 Havant Road. Associated works to TPO trees . (second readvertisement), PERM,27/05/1999

05/54314/013 - Application to crown reduce by a maximum of 20% a Lime tree T2 of TPO 1575. (Readvertisement/ amended description), PERM,16/12/2005

07/54314/015 - Crown reduction and rebalance by 20%; crown raise to 4 metres; crown clean and root prune to southern aspect a Common Oak tree (T1) subject to TPO 1764., PERM,19/10/2007

09/54314/018 - Crown lift a Lime tree (T1) subject to TPO 1575 to clear roof of 105 Havant Road., PERM,10/06/2009
 APP/10/00245 - Removal of Condition 12 of Planning Permission 98/54314/006 to remove the age restriction of occupants. Addition of 2No. new parking spaces., PERM,06/09/2010
 APP/10/00354 - Application for written approval that the development has been carried out in accordance with approved details., REF,05/10/2010
 APP/12/00089 - Crown reduce by 2m and crown lift to 4m (Max branch dia 8cm) 1No. Lime tree (T1) subject to TPO 1575. , PERM,23/03/2012
 APP/14/01127 - Crown reduce by 4m, crown lift by 4m and deadwood 2No. Horse Chestnut trees (T1 and T2) subject to TPO 1652. Crown reduce height by 6m, and sides by 3m 1No. Lime tree (T2); pollard 1No. Lime tree (T1) to previous pruning points, both Limes subject to TPO 1575. , REF,15/12/2014
 APP/15/00099 - Crown reduce by 1m and lift by 5m and deadwood 2No. Horse Chestnut trees (T1 and T2) subject to TPO 1653; crown reduce height by 2m, side branches by 2m 1No Lime tree (T2); Crown reduce height by 3m and side branches by 2m 1No. Lime tree (T1) and deadwood both trees subject to TPO 1575., PERM,18/03/2015

3 Proposal

Crown lift 1No. Lime (T1 on plan) to crown break by removal of 75mm branch work only (epicormic growth) and removal of 1no. eastern branch (approx 100mm diameter) to allow 3m clearance of property; reduce laterals of 1No. Lime (T2 on plan) back to previous reduction points to provide 3m clearance from dwelling; crown reduce height of 1No. Chestnut (T3 on plan) by 3m and laterals by 2m leaving a crown height of 19m and crown radial spread of 8m and crown lift to 6m (over road); crown reduce height of 1No. Chestnut (T4 on plan) by 1m and reduce northern and southern laterals by 3m leaving a crown height of 15m and crown radial spread of 7m, and crown lift to 6m (over road). Chestnuts subject to TPO 1653. Limes subject to TPO 1653.

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: 9

Number of site notices 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We very much welcome the planning application from our new neighbours at 105 Havant Road, Emsworth. T1 (Lime) sits on the rear boundary of 105 and 107 and its trunk is closer to our property than 105. Its height and span have given us cause for concern for some time. Many branches are closer than the 3 metre clearance you mention. It impacts considerably on daylight access to the rear of our property. Currently the symmetry of T1 is out of balance. At the lower end of the crown, there is a large (approx. 10" diameter), long, low branch overhanging our property which gives cause for concern. In the crown, there are many more large, long branches overhanging our property than that of 105. The imbalance of weight could risk stressing the tree in bad weather. Should it be weakened and fall it would destroy our kitchen and pose risk to us. We would welcome a significant reduction to the height of T1 by several	

metres, a reduction in the size and thinning out of branches in the crown in addition to the epicormic growth. The reduction in the size, length and height of branches overhanging our property would return us to the daylight access originally intended and allay concerns on the integrity of T1.	
The symmetry of T4 Chestnut is also out of balance with a large, low, long branch overhanging our drive. Should it snap it could cause serious damage to pedestrians or vehicle exiting/entering drive. A significant reduction would reduce risk, maintain stability and contribute to the symmetry of the crown.	
We hope that you will give consideration to our views in seeking to re-establish the pleasing symmetry and stability of the trees. Thank you.	
Fully support the need for the work on the lime tree as it covers my drive area and frequently drops large fairly rotten branches (over 50mm in diameter) onto my cars, especially in stronger winds.	

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 This application relates to proposed works to trees subject to a Tree Preservation Order. Based on a desktop study of the application. Work to Lime T1 is minor work required for reasonable maintenance. Work to Lime T2 is evidently necessary to maintain proper clearance off a building and is repeat work (back to previous reduction points).

Chestnut T3 is described as a lapsed pollard with suspected resultant weak unions and a visible cavity. Chestnut T4 is described as showing evidence of poor pruning work, low crown vitality, bleeding canker (phytophthora) and decay at a buttress. Reduction as proposed would in this case be responsible management of risk.

8 **Conclusion**

The proposed works are considered to be appropriate and proportional therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/01046

(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 22/01/22
Reason: To control the timing of the works