
Site Address: 125 New Brighton Road, Emsworth, PO10 7QS
Proposal: Crown reduce western sector of 1No. Oak (T3) by 2.5m; crown reduce western sector of 1No. Oak (T1) by 1.5m. Subject to TPO 1618.
Application No: APP/18/01244 Expiry Date: 23/01/2019
Applicant: Mr B Easton
Agent: Mr M Reed Case Officer: Maria Stewart
M Reed & Co Ltd
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

125 New Brighton Road, Emsworth, PO10 7QS

2 Planning History

02/59718/001 - Variation of condition 5 of planning permission 95/59718 to extend period of afternoon outside childrens play by 15 minutes to 1300-1515

Monday-Friday., REF,13/08/2002

95/59718/000 - Change of use to day care nursery with staff accommodation at first floor and additional car parking provision to rear., PERM,15/02/1996

03/59718/002 - Variations of Conditions 5 and 6 of Planning Permission 95/59718/000 to allow outside play to take place at any time between 9am and 6pm Monday to Friday, and to lift the restriction on the number of children to participate in outdoor play at any one time., REF,21/03/2003

09/59718/003 - Demolition of existing building and erection of 2No. 1 bed and 4No. 2 bed flats and Nursery School building with associated car parking, landscaping and access to Fairlea Road., REF,19/01/2010

GEN/13/00927 - Work on Lime trees, ,16/10/2013

GEN/14/00913 - Query relating to fungus on tree., ,10/09/2014

APP/15/01049 - Reduce secondary stem by 2m of 1No. Horse Chestnut (T7); crown lift to 5m 1No. Oak (T6), remove damaged limb and deadwood. Subject to TPO 1618., PERM,13/11/2015

GEN/15/01036 - Placement of TPO on mature Cherry Tree., ,21/10/2015

APP/17/00682 - Variation of Condition No. 3 of Planning Permission 95/59718 to allow for one Saturday Parent and Toddler event per year, held between 11.30 and 13.30., PERM,24/05/2018

GEN/17/00807 - Any constraints concerning children's play times - 95/59718., ,17/07/2017 15:51:43

APP/17/01067 - Remove deadwood 1No. Oak, reduce crown by up to 3m, leaving spread no shorter than 5m in length, reduce height by 2m, subject to TPO 1618., PERM,08/11/2017

GEN/17/01267 - TPO Trees at 125 New Brighton Road., ,24/10/2017 09:50:13

GEN/18/00289 - Query re Family Fun Event, ,09/03/2018

GEN/18/00308 - Information on variation of condition, UNK,19/03/2018

APP/18/00986 - Fell 1No. Ash tree (T3 on submitted plan), subject to TPO 1618., PERM,06/12/2018

3 Proposal

Crown reduce western sector of 1No. Oak (T3) by 2.5m; crown reduce western sector of 1No. Oak (T1) by 1.5m. Subject to TPO 1618.

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

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: 10

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.
- 7.3 This application to undertake works to trees protected by a Tree Preservation Order relates to the proposed pruning of two mature Oak trees located along the western boundary of the rear garden of the nursery school.

The applicant is applying to reduce the western sector of the trees to reduce the encroachment over the garden of the neighbouring property known as 1A Fairlea Road.

Access to the property couldnt be obtained therefore the trees were viewed from Fairlea Road. Due to their size and position the Oaks have public amenity value.

No objections or representations have been received.

8 **Conclusion**

The proposed work is considered to be minimal and will not harm the health or amenity value of the trees, therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/18/01244 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 23/1/2020.

Reason: To control the timing of the works.