
Site Address: 12A Barn Close, Emsworth, PO10 7LJ
Proposal: Fell 5No Hornbeam, within group of trees subject to TPO 1076.
Application No: APP/19/00493 Expiry Date: 10/07/2019
Applicant: Mr S Jacobs
Agent: Mr Jackson Case Officer: Maria Stewart
 Lizard Landscape Design and
 Ecology
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

12A Barn Close, Emsworth, PO10 7LJ

2 Planning History

98/55933/003 - Crown reduction and crown raise of 5 Hornbeam trees covered by Group 1 of TPO 1076, PERM, 27/02/1998
93/55933/002 - Reduction by 50% of Northern and Southern facing laterals on 5 Hornbeams (G1) covered by TPO 1076, PERM, 05/55933/004 - Application for crown reduction by 25% to north side of 5 Hornbeam trees within Group G1 of TPO 1076., PERM, 14/11/2005
06/55933/005 - Application for 25% crown reduction to south side to 7No. Hornbeam (G1), subject to TPO 1076., PERM, 14/11/2006
08/55933/006 - Crown reduction of 30% to 5No. Hornbeam trees within Group 1 subject to TPO 1076., PERM, 28/04/2008
09/55933/007 - Crown reduction of 25% to top and south side of 5No. Hornbeams. To reduce excessive overhang and shading to No. 5 and No. 7 Far Meadow Way, and to match height and size of remaining Hornbeams (all within group G1), subject to TPO 1076., PERM, 29/06/2009
APP/12/00055 - Reduce height by 2m all Hornbeam trees within Group 1 of TPO 1076., PERM, 12/03/2012

3 Proposal

Fell 5No Hornbeam, within group of trees subject to TPO 1076.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
With reference to the above concerning removal of 5 Hornbeam trees on property of 12A Barn Close - such work may well weaken this line of Hornbeam,s which have been there for well over 30 years. They do give an attractive green leafiness to the area, and screen rooftops of houses beyond. Removing five may well upset the balance of those remaining, an important factor for the future at a time when trees loss in Emsworth is pretty serious.	The comments are noted. The applicant wishes to retain the screen but at a lower, more appropriate height, reducing the remaining trees and replanting the 5 trees subject of this application. This will allow for better specimens to be planted in place of the structural poor trees.
Although saddened by the proposed height reductions, in a spirit of neighbourly cooperation, we do not intend to comment. However, we are greatly concerned that felling all 9 other	The comments are noted. The applicant wishes to retain the screen but at a lower, more appropriate height, reducing the remaining trees and replanting the 5 trees subject of this application. This will allow

trees, 5 of which are subject to TPO 1076, would have severe adverse impacts as follows: CONSERVATION. These trees are at least 40 years old and were growing here along the Brook Farm meadow boundary before any of the properties in Barn Close or Far Meadow Way were built. ENVIRONMENT. The trees provide a wild-life corridor and habitat for birds and small mammals. Many other large trees in the area have recently been lost, reducing air quality and contributing to global warming. OUTLOOK. In summer, these trees provide a dense natural screen between Barn Close and Far Meadow Way. In winter, the trunks and branches continue to provide a partial screen. APPEARANCE. Although some of the trees do show signs of damage, removal of all the trees would significantly detract from the landscape. We have previously written to stress the importance of retaining and caring for these trees to ensure their longevity. Please consider preserving sufficient of the trees east of the garage to prevent these adverse impacts now, or in the future.	for better specimens to be planted in place of the structural poor trees. Unfortunately, when dealing with TPO application wildlife is not a factor that can be taken into consideration however there are controls around undertaken work during bird nesting season which is enforced by the Local Police under the Wildlife and Countryside Act. Unfortunately, the screen they provide is not sufficient reason to refuse an application. The Council will refuse applications when there is sufficient justification to do so, however, in this case they are no longer suitable to be retained. A condition will be applied to the permission to enforce replacement planting.

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 work to trees protected by a Tree Preservation Order relates to the proposed felling of 5 Hornbeam growing with property boundary of 12A Barn Close.

The applicant wishes to fell the trees because they are of poor structural and visual form, provide limited visual screening between properties due to their location and are very close to the existing garage, causing heavy leaf litter and potential structural damage and limb drop.

The Arboricultural Officer comments that the 5 Hornbeam form part of a larger row of Hornbeam which runs along the southern boundary of the property. The trees have been pruned over the years to retain them at a size suitable for their location. They now form a screen between the properties of Barn Close and Far Meadow Way. They are currently approximately 9m high.

The Arboricultural Officer agrees with the landscape consultant's report that their structural form is weak. They are multi stemmed specimens with small cavities and weak unions and decay present, this has mainly been caused by the historic pruning operations. The subsequent regrowth has left them structurally weak.

Whilst they offer some public amenity value by added greenery to the area, they are not particularly prominent specimens and have reached a stage where it is not appropriate to retain them any longer due to their poor structural form.

Two letters of objection have been received. (Listed above). Whilst on site, a discussion was had with the occupier of 1 Far Meadow Way, who verbally confirmed that she supports the application to fell the trees and reduce others (not TPO'd) as they are a constant burden to her as she is directly affected. Other properties directly bordering the applicants property have not commented, therefore it is assumed they have no objection to the proposal.

The applicant intends to replace with another five Hornbeam and this will be added as a formal condition as part of the consent to fell.

8 Conclusion

The trees are not suitable specimens to be retained in the long term and no longer meet the TPO criteria due to their limited public amenity value and poor structural integrity.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/00493

(A)

(B) for the following reasons/subject to the following conditions

- 1 The tree works for which consent is hereby granted shall be carried out and completed no later than 10/07/2020.

Reason: To control the timing of the works

- 2 In the first planting season following the date of felling 5 replacement trees are planted. The trees should be a minimum 1.5 metres tall at the time of planting and should comply with BS3936:Part 1:1992. They should be planted in a line and with similar spacing as the existing trees.

The tree species should be *Carpinus betulus* (Hornbeam) or such other size, species, location or period of time as may be agreed in writing with the Council.

If within a period of three years any tree planted as a replacement is cut down, felled, uprooted, removed, or die, or becomes in the opinion of the Council seriously damaged or defective:

- a) the Council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the Council unless the Council agrees to dispense with or vary the requirement.

Reason: To conserve and safeguard the visual amenities of the locality.