
Site Address: Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD
Proposal: Crown reduce 1No.Holm Oak tree by 1.5m and crown raise to 3.5m; crown reduce by 1m 1No.Pear tree. Subject to TPO 1939.
Application No: APP/18/00265 Expiry Date: 01/05/2018
Applicant: Mr Evershed
Agent: Mr M Reed Case Officer: Maria Stewart
All Tree Solutions Ltd
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Victoria Cottage Hospital, North Street, Emsworth, PO10 7DD

2 Planning History

98/58875/002 - External alterations to west elevation (as a result of the installation of a new lift internally) and extension and alterations to existing lean-to services building., PERM,07/12/1998
98/58875/003 - Replacement windows to all elevations and infill of 1 window to rear (west) and side (south) elevation., PERM,08/12/1998
94/58875/000 - Single storey infill to form inner and outer lobbies to main entrance, PERM,16/02/1994
GEN/11/00287 - Planning Restrictions on the site, the preferred use of the site, is the building listed/locally listed or within a conservation area. , ,17/03/2011 16:54:03
GEN/12/00697 - Proposed demolition of building and replacement purpose built GP Surgery., UNK,
GEN/12/01040 - TPO Request for a Holm Oak, ,05/11/2012
GEN/13/00180 - Future use of site., ,10/04/2013 11:57:17
GEN/14/00484 - Method Statement for shed in Emsworth Hospital Garden., ,29/04/2014
APP/14/00489 - Crown raise by 4m and crown thin by 10% 1No. Holm Oak (T2) subject to TPO 1939., PERM,19/06/2014
GEN/14/00640 - Request for information for Feasibility study., ,03/07/2014 11:45:56
GEN/15/00164 - Removal of damaged limbs of 1No pear tree, ,16/02/2015 18:34:22

3 Proposal

Crown reduce 1No.Holm Oak tree by 1.5m and crown raise to give ground clearance of 4m; Remove South West facing limb of 1No.Pear tree and crown reduce by 1m. Subject to TPO 1939.

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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
HBTW object to the application as any surgery to either the Wild Pear or Holm Oak at this time is premature, and probably unnecessary: It is premature as plans for the future design and use of the Community Garden have yet to be decided. Friends of Emsworth Community Health hold the garden in trust for the community, and though in recent years the garden has been under-used and somewhat un-loved, there is a strengthening call from the community for it's re-design it in order that it can become a community asset, used by various local groups for the benefit of the community. Re. the attractive, healthy, well shaped and mature Wild Pear tree. This commands a strategic focal point as seen from the main entrance of the garden (North Street). It is a much-appreciated local feature, clearly visible over the garden walls from North Street and the Havant Road. It is neither diseased, nor threatens	Comments noted

any structural damage.

It is unfortunate that the modern "summer house" was positioned too close to the tree. However, given the tree's amenity value and the likelihood that in the anticipated well-designed garden the summerhouse would be moved or dispensed with, it is pre-emptive to remove the tree's southwest main limb.

In fact, to do so will damage the amenity value of the tree, and may also introduce disease or rot. It will certainly cause the tree to produce vigorous upright shoots that will further undermine its appearance, and require regular removal.

Re. the Holm Oak - though it is unbalanced, leading to a need to reduce its crown on the south side, we are not convinced the crown needs to be raised as well at this time. The future of the Victoria Cottage Hospital site is still unclear, and existing ground clearance is adequate.

In any case, to raise its crown by 4m is excessive, and will spoil the tree's shape and undoubted amenity value.

I am writing to you as the Case Officer for Application/18/00265 and proposed surgery to 2 TPO'd trees in the Community Garden adjacent to the Emsworth Victoria Cottage Hospital site. I understand that not only are they both of high amenity value as beautiful and impressive landmarks, but the application is premature - it preempts any decisions about the future of the garden that are under consideration, and is certainly inappropriate until the garden is re-designed - this is true of both trees. It is also concerning that our Tree Officer, Jamie Gargett, with his knowledge of local trees and willingness to work hard for them, is not named in the application.

Of particular concern is the proposal re. the Wild Pear. It is a fine, healthy specimen that is a lovely focal point in

Comments noted

it current state - pruning off the major limb to protect the badly positioned modern summer house would be detrimental for 3 main reasons:

- Its attractive, vigorous form will be spoilt, as will its amenity value.
- Hard pruning of a major branch leads to plentiful upright and unproductive shoots that will further spoil its appearance, and require regular removal.
- Major surgery of a main limb runs the risk of introducing rot/disease that will undermine its future health.

The Wild Pear produces attractive white blossom and fine autumn colour. It also produces delicious pears - I understand that local people try hard to obtain some each year. How much better it would be if there was a Pear Picking Day for the community - maybe linked to the Apple Juicing event in Emsworth Square?

I can provide pictures of both trees that were provided to me by the Havant Borough Tree Wardens. The Holm Oak clearly needs re-balancing to its south side at some time, but they dispute (and I agree with them) both proposals on it to raise, and to lower its crown until Hospital & Garden Plans are clearer. In any case, it is now too late in the year for pruning (sap is rising, buds about to burst on deciduous trees and birds nest building).

If we can review the work that's being proposed and hold fire until the future plans for the garden are clearer then I think that would be the best course of action.

These are both mature beautiful trees. Imagine how many more years they have to grow and give us pleasure. Surely any temporary structure such as a summer house should have been located where it would not impinge on this mature tree. Why cut off a branch

Comments noted

when the structure was badly placed, of 10 years use if you are lucky anyway, and is perhaps to be taken down anyway. Once a branch has gone and disfigured the shape and perhaps introduces disease you are putting at jeopardy years of growth and perhaps the health of the tree itself. Respect for trees, their shape, their growth, their stature and their beauty is a civic duty. The Council should be setting the tone by encouraging us to honour our existing trees and not sanctioning wilful destruction in order to preserve a shoddy structure. Both the trees I would like to say provide amenity value - except that access to this garden is severely limited by the FECH. Keep these trees while the fate of the garden is decided. If the community is lucky one day they may be able to sit in their shade and give thanks that the Council preserved them for us to enjoy.	
I feel that it is completely premature to tamper with either of these beautiful trees whilst there is still so much undecided about the future of the Community Garden and when they both hold so much potential for future enjoyment of the garden if, as seems likely and is to be welcomed, it is to be re-designed as the proper community asset that it should be for use by as many local Emsworth people as possible. To interfere with two key mature trees, rather than to think instead about the siting of the summer house, which was badly planned in the first place is, in my view, to put the cart before the horse - trees such as these cannot be easily or quickly replaced and Emsworth, as a whole, has already lost far too many trees over recent years. I strongly believe that the Council should keep these trees, untouched, at very least until the future of the garden is decided - and indeed that any future plans for it should, and easily could, take these trees into account for their	Comments noted

obvious community asset value and the beauty and enjoyment they will give present and future generations of local people.

It is part of the Council's civic duty to protect and honour our shared green environment and I very much hope that it will think again before sanctioning this unnecessary work at this time.

Yours faithfully

Sally Wardle

PS. I appreciate that this submission is a few minutes over deadline but I am travelling and was unable to sustain a wifi connection - I trust that six minutes will not negate my submission!!

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 for work to trees protected by a Tree Preservation Order relates to a Holm Oak and Pear tree located within the Cottage Hospital Gardens.

Both trees are considered to have significant public amenity value and as far as it was reasonable to see are healthy and structurally sound.

A summer house has been built beneath the Pear tree and there is one limb almost touching the structure however at this time it is not causing damage so this has been excluded from the application. A crown reduction by 1 metre is minimal and will have no impact on the tree.

The Holm Oak is slightly unbalanced to the south and a slight reduction will make it a more even canopy and help the tree to grow upwards rather than outwards. The crown lift has been amended to 3.5m rather than 4m. Again, the work is minor and will not harm the health or amenity value of the tree.

The objections to the application have been noted. Having discussed the plans for the garden with the applicant he stated that although there are plans for redesign it doesn't involve the removal of the summer house. A meeting with the Tree Surgeon

also took place. The work has been assessed purely on whether it will impact the health or amenity value of the tree and in this instance it will have no impact, therefore permission should be granted.

8 Conclusion

Permit

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/18/00265 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 01/05/2019.
Reason: To control the timing of the works