
Site Address:	35 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Crown reduce by 2m 1No. Sycamore, within Conservation Area of Emsworth.		
Application No:	APP/17/00077	Expiry Date:	01/03/2017
Applicant:	Mrs Mahoney		
Agent:	Mr D Farrington	Case Officer:	Jamie Gargett
	Sycamore Tree Surgeons		
Ward:	Emsworth		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

35 Queen Street, Emsworth, PO10 7BJ

2 Planning History

93/51226/002 - Retrospective Listed Building application for removal of 3 internal partitions t
o Public and Saloon Bars, PERM,10/03/1994
03/51226/003 - To remove the six lower limbs and reduce radius by 1m on the eastern sector and balance the crown of a Sycamore tree within the Emsworth Conservation area., RNO,04/06/2003
05/51226/004 - Notification of intention to fell Sycamore tree within the Emsworth Conservation Area., RNO,11/11/2005
06/51226/005 - Erection of small restriction sign on north elevation., PERM,27/10/2006
07/51226/006 - Erection of new parasol to existing rear paved area., PERM,27/03/2007
07/51226/007 - Listed Building Consent for the erection of new parasol to existing rear paved area., PERM,27/03/2007
09/51226/008 - Display of 6No. floodlights, stone panel with cartouche, stone panel with letters, brass panel, wall mounted pictorial sign, plaque, window vinyls, lantern and cartouche., PERM,28/08/2009
09/51226/009 - Listed Building Consent for display of 6No. floodlights, stone panel with cartouche, stone panel with letters, brass panel, wall mounted pictorial sign, plaque, window vinyls, lantern, cartouche, and repainting of building exterior., PERM,28/08/2009
09/51226/010 - Discharge of Condition No. 2 & 3 of Planning Permission
09/51226/009., PERM,01/12/2009
APP/10/00167 - Listed Building Consent for the removal of ground floor chimney stack and wall., WD,22/07/2010
APP/10/00445 - Removal of residual chimney stack at ground floor level, together with a small section of wall. , PERM,12/10/2010
GEN/12/00873 - Proposed change of use. , ,29/08/2012
GEN/13/00975 - Proposed development project comprising removal of boat yard and shop / office units on Queen Street and the erection of 4no. terraced dwellings and 1no. FOG fronting onto Queen Street and a 3no. storey block of 9no. dwellings at the rear of the site and associated parking. , ,11/12/2013 13:25:34
APP/14/00510 - Demolition of the single storey shop, two-storey office building and

associated outbuilding and the boatyard. Erection of 4no. houses (3x 3no. bedrooms and 1x 2no. bedrooms) fronting onto Queen Street and associated parking and erection of an apartment building (4 x 2no bedrooms and 1 x 3no. bedrooms) fronting onto the Mill Pond with associated parking.

, REF,22/07/2014

GEN/15/00561 - Marketing of Dolphin Quay, ,14/05/2015

GEN/16/00311 - Proposed development., ,19/05/2016 15:32:16

3 Proposal

Crown reduce by 2m 1No. Sycamore, within Conservation Area of Emsworth.

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: Emsworth

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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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.

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.

This Section 211 notice specifies works to crown reduce a Sycamore tree by 2m within the Emsworth Conservation Area. The tree is located in the rear garden of a public house on Queen Street. The tree can be viewed from the street scene between the properties on the high street, however only with some restriction of views due to outbuildings that are in close proximity and as such, the tree offers minimal amenity value. The tree is a semi mature specimen and is displaying what appears to be normal in vigour and vitality. The main stem is located only 0.5m away from an outbuilding with the base surrounded by shrubs. The main stem branches to 3 major limbs at approximately 3m from ground level and the canopy has evidence that it has been heavily pruned in the past. The tree is not an specimen of particular quality and therefore would not meet the criteria for a TPO. Additionally, the tree is not situated in a sustainable position due to its proximity to the outbuildings. Therefore, there can be no objection to the proposed works which would not detriment the amenity value of the surrounding area.

8 **Conclusion**

Raise No Objection

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00077 subject to the following conditions