
Site Address: 61 Bath Road, Emsworth, PO10 7ES
Proposal: Crown reduce in height by 2.5m and laterals by 1.5m, 1No. Oak, crown reduce by 3m overall to previous pruning points 1No. Birch, and fell 2No. Eucalyptus, all within Emsworth Conservation Area.
Application No: APP/17/00383 Expiry Date: 05/06/2017
Applicant: Mrs Oakey
Agent: Mr M Reed Case Officer: Jamie Gargett
 All Tree Solutions Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

61 Bath Road, Emsworth, PO10 7ES

2 Planning History

00/61736/002 - Notification of intention to fell a Leylandii Cypress tree adjacent to the rear of 60 Bath Road within Emsworth Conservation Area., RNO,11/08/2000
96/61736/001 - 20% reduction and reshaping of 1 Silver Birch within Emsworth Conservation Area, RNO,22/08/1996
96/61736/000 - Felling of 1 Yew and 3 Cypress in the rear garden within Emsworth Conservation Area, RNO,23/05/1996
APP/12/00106 - Crown thin 1No. Oak tree by 30% and crown thin 1No. Silver Birch tree by 30%. Both trees within Emsworth Conservation Area., RNO,23/03/2012
GEN/12/00385 - Request to temporarily install sculptures in the Mill Pond., 20/04/2012

3 Proposal

Crown reduce in height by 2.5m and laterals by 1.5m 1No. Oak, crown reduce by 3m overall to previous pruning points 1No. Birch, and fell 2No. Eucalyptus, all within Emsworth Conservation Area.

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

Landscape Team

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: 2

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 Section 211 Notice applies to a number of trees located at a property within the conservation area of Emsworth. These include works to a mature Oak and Silver Birch tree as well as the felling of two semi-mature Eucalyptus trees.

The Oak is located within the front curtilage of the property, close to the boundary with the public highway. The crown is highly visible and dominates the street scene, contributing heavily to the aesthetic quality of the conservation area. The base of the main stem is surrounded by shingle with partially exposed roots. There are signs of previous limb removals on the main stem and these have occluded well. Within the canopy there are signs of previous pruning works and the presence of some

deadwood, however the tree appears to be displaying what is normal in vigour and vitality. The crown is in close proximity to telephone lines as well as the nearby telephone pole. The proposed works include the reduction in height by 2.5m and lateral reduction by 1.5m, which would manage the tree's size in relation to its location in a relatively small residential front garden, but also in relation to its proximity to the public highway and overhead service lines. This would detriment neither the health of the tree or negatively impact the aesthetic quality of the conservation area.

The Silver Birch tree is located to the side of the property. The tree can be viewed with relative ease from the street scene and contributes well to the tree cover in the area. The main stem is extremely close to a boundary brick wall to its north, which has influenced its direction growth with the main stem leaning slightly southwards. There are signs of the previous pruning works within the crown and the tree appears to be displaying what is normal in vigour and vitality. Since the crown is located between two dwellings and is in close proximity to both buildings, therefore the proposed works include the crown reduction of 3m. While the reduction may appear to be severe, the works would reduce the tree back to its previous pruning points and would serve to manage its size in relation to its proximity to the buildings. The works would not detriment the overall health of the tree as the reduction is in line with its previous management and would not detriment the amenity value that the tree adds to the street scene.

The two semi-mature Eucalyptus trees are located in the rear garden of the property and are heavily restricted from the street scene's view. As such they possess no amenity value and contribute little to the aesthetic quality of the conservation area. The main stems are surrounded by shrubs and within their canopies are signs of their previous management. The eastern tree is single stemmed while the western tree is multi-stemmed. Both trees are in close proximity to the neighbouring building and as the trees mature, the trees will put further pressure on the wall. While the trees are displaying what appears normal in vigour and vitality, the species of tree is out of keeping with the surrounding area. For this reason, in combination with the lack of amenity value they bring to the street scene, they would not warrant protection by way of a preservation order and there can be no objection raised as to their felling. It should be noted that during the site visit, the resident of the property stated that their desire was for the two Eucalyptus trees to be pruned rather than being felled as specified in the application by their agent.

8 **Conclusion**

Raise No Objection

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00383

(A)

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

