
Site Address: 46 Havant Road, Emsworth, PO10 7JG
Proposal: Crown raise to a height of 5m above the driveway/front garden and a crown raise to a height of 5.5m above the public highway (to include clearance around the telephone lines). Subject to TPO 1894.
Application No: APP/17/00069 Expiry Date: 17/03/2017
Applicant: Mr Miles
Agent: Case Officer: Jamie Gargett
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

46 Havant Road, Emsworth, PO10 7JG

2 Planning History

98/63200/000 - Retention of 1.85m high wooden fence to front (north) of property, PERM,04/06/1998
08/63200/001 - Tree works., UNK,
09/63200/002 - Remove west facing lower limb and crown thin by 10% 1No. London Plane subject to TPO 1894., PERM,18/09/2009

3 Proposal

Crown reduce 1No. London Plane (T1) by 5m; all lateral limbs to be reduced by 4m. Subject to TPO 1894.

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: 8

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.

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 The application relates to a mature London Plane tree located on the Havant Road in Emsworth. The tree is situated on the northern boundary of the property with the highway. The tree has a prominent presence in the street scene with unrestricted views and therefore has a significant amenity value. The base is surrounded by shrubs on its southern and eastern aspect, with the hard surfaced public footpath laid adjacent to its northern aspect and the shared gravel driveway to the west. On the main stem there is evidence of previous major limb removal at a height of approximately 3m from ground level with the wound having occluded well. Within the canopy, there are signs of previous pruning, however the tree is displaying what appears normal in vigour and vitality. The original proposed works included a heavy crown and lateral reductions. This would have had a severely negative affect on the amenity value of the tree. After negotiation with the applicant, lesser works were agreed upon to crown raise the tree to a height of 5.5m over the highway and 5m over the resident's driveway. This would maintain a harmonious relationship between the tree, the highway and the dwellings, without causing detriment to the overall health of the tree or to its amenity value.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00069 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 pruning/surgery for which consent is hereby granted shall not exceed the following: Crown raise to a height of 5m above the driveway/front garden and a crown raise to a height of 5.5m above the public highway (to include clearance around the telephone lines). Subject to TPO 1894.

Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.

- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 17/03/18.

Reason: To control the timing of the works