

Recommendation: **GRANT TPO CONSENT**

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

Comment	Officer Comment
Representing Emsworth Tree Warden group. Hollybank Lane is characterised by a series of fine mature Oak and Beech trees on the front garden boundaries of mainly bungalow homes. No 41 (junction of Tudor Avenue/Hollybank Lane) is similar to all its neighbouring properties in that it is well set back from the road, and has the oak in question on its front boundary - this particular boundary is however very overgrown with bramble and ivy. Ivy in particular has grown up into the oak, and especially into the spindly beech on the N side of the oak. The beech is a poor specimen, thin and poorly developed due to proximity to the oak, and growing out sideways to the north. This section is the tree's most developed but the proposal is to significantly reduce this growth, suggesting that felling of the tree might be more sensible proposal This could also provide a better solution to the shading experienced by the householder at no 41 thus avoiding surgery to the oak, and preserving its amenity value in the context of the rest of Hollybank Lane. This is particularly relevant since the other side of the lane is very open, having unfortunately lost trees due to re-development, (e.g.	Both trees require management in line with their location. the works applied for are considered to be reasonable management protocol for these trees and will alliviate the physical presence without detriment to their public amenity value in the street scene.

there is a large stump opposite no 41 and a lack of trees in the front gardens of the new homes).	
The oak in question, which is not diseased, nor presenting any structural threat, is very likely to have significant bio-diversity importance due to its position in relation to Hollybank Wood, and Southleigh and Stansted Forests. Advice from the Hampshire Bat Group might be useful.	

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 Oak and Beech tree located within the front curtilage of a property on the corner of Hollybank Lane and Tudor Avenue in Emsworth. Both trees possess a high visual amenity and dominant the street scene.

Both main stems are surrounded by dense shrubs and are heavily Ivy clad, therefore an assessment on their condition could not be made. Both trees have signs of previous pruning works within their canopies and are displaying what appears to be normal vigour and vitality, with the Oak particularly possessing dense foliage.

The trees have grow too large for their position in a relatively small front garden and are in dire need of some maintenance. The proposed works will not detriment the health of the trees or their amenity value, while reducing the shading to the property and maintaining a harmonious relationship between the residents and the trees.

8 **Conclusion**

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00588

(A)

(B) for the following reasons/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 reduce south, east and west sectors 1No. Oak by 2.5m. Crown raise to give ground clearance of 4m and reduce north sector 1No. Beech by 1.5m. Subject to Group A1 of TPO 0088.
Reason: To safeguard the health and well being of the trees and 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 27/07/18.
Reason: To control the timing of the works.