

Recommendation: **REFUSE TPO CONSENT**

Pipistrelle House, 39 Brushwood Grove, Emsworth, PO10 7GY

2 Planning History

Reduce southern sector of 2No. Oaks by 2m. Part of a group subject to TPO 1923.

National Planning Policy Framework

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Comment:I see no reason why these old Oaks Trees should be trimmed. They are the northern boundary of Redlands Grange and are a good distance from the flats/apartments. Sunlight can not be an issue as the windows of the flats face north. These trees are also important for wild life especially Bats.	Noted
As a local tree warden, I wish to object to this TPO tree works planning application for reducing the southern sector of two oaks in the north boundary tree line of the Hampshire Farm/Redlands Grange estate in north Emsworth. That area is notable for the diversity of bats (particularly the very rare Bechstein's bat species) and the original planning agreement for the development of the estate was, as I understand it, on the condition that the existing tree lines remained in place to preserve the existing bat commuting routes. There have already been instances of severe damage to such tree lines lying to the east of this estate (bordering the open space) and in the footpath section of Redlands Lane. Granting permission for this work could provide a precedent leading to other damaging tree works to this tree line. If permission were granted to remove deadwood, that could potentially destroy potential bat roosts. Since these two trees that are said to be shading the property lie well to the north of Flat 2, how can they be shading it? I note that the applicant states that these trees are not diseased or causing property damage, so I do not consider that this application is justified.	Noted

- 7.3 This application for consent to undertake works to trees protected by Tree Preservation Order 1923 relates to the proposed pruning of two Oak trees.

The two Oaks form part of a row of large mature trees located to the north of Pipistrelle House. They appeared to be of normal vigour for their age. A detailed inspection was not carried out due to the ivy growing up the trees and undergrowth around them. They are sufficiently far from the building not to be causing a physical nuisance and a reduction of the southern sector by 2 metres is considered to be unnecessary.

The appartements at Pipistrelle House were designed so as to be considered far enough away from the trees to allow a reasonable relationship between oaks and built structure so as not to impact negatively on the residents of the building. Shading has been highlighted as the reason for pruning but has not be substaiated or expanded/eplained. No concerns over the condition of the trees has been raised and the justification for pruning is not considered reasonable to undertake works to these trees.

8 **Conclusion**

Recommend Refusal

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/17/00328

(A)

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

- 1 The trees are a significant feature in the local landscape and appear to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.