
Site Address: 2 Emsworth Road, Havant, PO9 2SR
Proposal: Pollard 1No. Lime to previous pollarding points at 3m, crown raise to 5.5m above highway, remove deadwood. Subject to TPO 1995. Crown raise by 5.5m above Emsworth Road and 4m above garden, and crown reduce by 2m and reshape, 1No. Thuja (Red Cedar) (T3); remove deadwood of 2No. Common Yews (T1 and T2). Trees subject to TPO 1531.
Application No: APP/17/00198
Applicant: Ms B Hutchinson
Agent: St Faiths
Ward: St Faiths
Expiry Date: 24/04/2017
Case Officer: Jamie Gargett

Recommendation: **GRANT TPO CONSENT**

1 Site Description

2 Emsworth Road, Havant, PO9 2SR

2 Planning History

00/59352/002 - Notification of intention to remove the lowest easterly limb of a Western Red Cedar adjacent to eastern boundary within the front garden of 2 Emsworth Road within Lymbourn Road Conservation Area., RNO,02/11/2000
98/59352/001 - Notification of intention to pollard four Lime trees on the frontage of the prop

erty. Crown raise up to 5 metres four Lime trees in the rear garden of the property (Lime trees located in south eastern corner of rear garden). Fell two Bay trees and one dead conifer on the southern boundary. Reduce height by 50% of Holly and Bay trees (located along southern boundary). Crown thin by 30% and dead wood two Lime trees in the rear garden of the property (Lime trees located in south western corner of the rear ga, RNO,21/10/1998

94/59352/000 - Notification of intention to remove twelve limbs from Lime in Lymbourn Road Cons

ervation Area., PERM,15/08/1994

03/59352/003 - Outline application for detached bungalow with new access to Lymbourn Road., REF,02/06/2003

03/59352/004 - New 3 bedroom house and garage with new access from Lymbourn Road, closing up of existing access to Emsworth Road., REF,09/03/2004

04/59352/005 - Construction of 1 No. 3 bedroom detached house with associated car parking and new vehicular access to Lymbourn Road. Existing access to Emsworth Road closed., REF,01/02/2005

05/59352/006 - Form new studwork and move doorway to bathroom from bedroom. Break out brickwork to form doorway to en-suite shower room., PERM,14/04/2005

06/59352/007 - Application to fell 3No. Common Yew trees (T1, T2 and T3) subject to TPO 1531., REF,31/08/2006

06/59352/008 - Yews x 2 to fell, sycamore to fell, 3 conifers to fell, 1 lime to fell, 8 limes to pollard., RNO,25/08/2006

06/59352/009 - Application to crown lift to a maximum of 5.4m and crown reduce by 20% a Red Cedar (T3); to crown lift to 4.5m 2 No. Common Yew (T1 & T2) all subject to TPO 1531., PERM,18/10/2006

06/59352/010 - Notification of intention to pollard 4No. Lime trees; to fell 1No. Lime

tree; to crown lift to 4.5m and for crown reduction of 20% to 2No. Red Cedars all within the curtilage of 2 Emsworth Road within Lymbourn Road Conservation Area., WD,06/09/2006

06/59352/011 - Application for crown lift to 4.5m and crown reduction of 20% to two Common Yew trees (T1 and T2) subject to TPO 1531., PERM,12/01/2007

07/59352/012 - Reduce overhang on south side to growth points, 4No. Lime trees within the curtilage of 2 Emsworth Road, Havant within Lymbourn Road Conservation Area., RNO,21/12/2007

08/59352/013 - Tree Works., UNK,

08/59352/014 - Listed Building Consent for the rebuilding of brick pier and short length of brick and flint boundary wall to south west corner of site following vehicle impact damage., PERM,06/03/2009

09/59352/015 - Discharge of Condition No's 2, 4 and 5 of Planning Permission 08/59352/014., PERM,15/08/2012

GEN/10/00593 - Collapsed wall and possibility of new access to rear of property from Lymbourn Road., ,20/08/2010 09:51:32

APP/11/00117 - Fell 1No. Lime tree (T1) subject to TPO 1995. , REF,06/06/2011

GEN/11/00381 - Regulations for running a bed and breakfast in the borough., ,21/04/2011 10:14:58

APP/11/01254 - Erection of new 1.75m high boundary railings and pass gate., REF,09/11/2012

APP/11/01257 - Listed Building Consent for erection of new boundary railings and pass gate incorporating repairs to existing flint wall., REF,09/11/2012

APP/12/00270 - Application to determine whether prior approval is required for installation of DSLAM fibre cabinet., PARP,16/05/2012

APP/12/00283 - Raise crown of 1No. Lime tree (T1) to 5.5m, thin by 10% and deadwood, subject to TPO 1995. Raise crown of 1No. Thuja tree (Western Red Cedar) (T3) to 5.5m, reduce spread on north side by no more than 2m to rebalance tree, subject to TPO 1531. Deadwood 2No. Yew trees (T1 & T2), subject to TPO 1531., PERM,15/05/2012

APP/12/00295 - Pollard 4No. Lime trees to previous pollarding cuts at 4m high; pollard 4No. Lime trees to previous pollarding cuts at 6m high; reduce height of Holly hedging to 3.5m high; crown reduce 2No. Bay trees by 5m and deadwood. All trees within Lymbourn Road Conservation Area., RNO,15/05/2012

GEN/12/00898 - Works to trees overhanging onto pavement. HCC 4 week notice given to applicant to proceed., ,14/08/2012

GEN/12/00991 - Status of trees, ,05/10/2012 16:05:51

APP/12/01235 - Fell 1No. Lime (T1) subject to TPO 1995., REF,07/01/2013

APP/15/00253 - Repair and partly rebuild existing west boundary flint wall., PERM,11/06/2015

APP/15/00254 - Listed building application to repair and partly rebuild existing west boundary flint wall., PERM,11/06/2015

APP/17/00139 - Crown reduce by 4.5m height of 1No. Bay tree to below gutter height of 2A Emsworth Road and laterals by 3m to allow clearance to building, within Conservation Area of Lymbourn Road., RNO,

APP/17/00199 - 4No. Limes (south boundary) pollard to previous pollarding points; 4No. Limes (north boundary) pollard to previous pollarding points; 1No. Bay, crown reduce by 6m; 2No. Bays crown reduce by 6m remove deadwood. All trees subject to Lymbourn Road Conservation area., DEL,

3 Proposal

Pollard 1No. Lime to previous pollarding points at 3m, crown raise to 5.5m above highway, remove deadwood. Subject to TPO 1995. Crown raise by 5.5m above Emsworth Road and 4m above garden, and crown reduce by 2m and reshape, 1No. Thuja (Red Cedar) (T3); remove deadwood of 2No. Common Yews (T1 and T2). Trees

subject to TPO 1531.

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: Lymbourn Road

5 Statutory and Non Statutory Consultations

Conservation Officer - No comments received

Landscape Team - No objection

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: 63

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am in full support of all the pollarding to the lime trees and reduction of the Bays. They obstruct most of the light from my kitchen, bathroom, stairs and dining room. I have to constantly have my gutters cleaned from dead bay flowers and leaves. They also grow several metres over my garden and have more than doubled in size since I moved here. My neighbour approached me before submitting her application and is very keen to help me improve the problems her trees cause me. I have agreed to give her tree surgeon full access to my garden so that they can carry out the aforementioned tree works safely and with the minimum	Noted

disruption to Lymbourn Road while they are carried out. The Bays also block all the morning light from the cottages opposite me and I know that reducing their height and span will improve their homes also. I have a similar problem with the overhanging bays and Leylandi at the end of my garden that belong to 2A, Emsworth Road but the current and previous owners are reluctant to keep them under control. They block all the morning light from my home and next door neighbours and would be grateful if you could encourage them to reduce their height by 6m also and cut them back to within the confines of their own garden. If you need to inspect the problems these trees are causing me, please telephone and I will give you access from my garden. What a relief it will be when they are back to a manageable size!	

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 requests works to a number of trees found at a property on Emsworth Road in Havant.

Lime: The first of the proposed works relates to a mature Lime tree located in the rear garden, with the main stem sitting on the western boundary that adjoins Lymbourn Road. Therefore the canopy extends over the public footpath and highway. The base of the main stem forms part of the boundary line with a newly built brick wall either side. The rootplate is partly exposed due to a change in ground level as well as localised soil disturbance and a significant amount of epicormic growth around the base. However, the base of the main stem is surrounded by construction barriers and undergrowth, therefore

a full assessment of it's condition could not be made. There is a significant amount of epicormic growth on the main stem and tree forks into two scaffold limbs at a height of approximately 4m. There is evidence of historical pollarding within the canopy, having now lapsed, and tree appears to be displaying what is normal in vigour and vitality. The canopy has unrestricted views from the street scene and as such contributes well to the public amenity value of the area. The application requests the removal of the regrowth back to the previous pollard points and to crown raise the tree to a height of 5.5m over the public highway. The stipulated repollarding would be acceptable on the grounds that it would extend the useful life span of the tree. Since the tree has previously been managed through pollarding, these works would not detriment the public amenity value of the street scene either. These works would not detriment the overall health of the tree and would manage it's size in relation to the resident's garden, as well as the specified crown raise allowing the free access of traffic on the public highway.

Red Cedar: This mature Red Cedar is located in the front curtilage of the property in the north west corner, close to the boundary brick wall, with unrestricted views from the street scene. As main stem is heavily Ivy clad, the main stem and it's base could not be assessed as to it's condition. The canopy extends over the boundary to the public highway and also close to the property itself. There is evidence of previous pruning within the canopy and the tree appears to be displaying what is normal in vigour and vitality. The application proposes to crown raise the tree to a height of 5.5m over the highway and 4m over the garden. Due to the canopy's close proximity to the highway, the crown raise would reduce further encroachment and provide the ease of traffic flow along the main road. The crown raise over the garden would reduce any shading nuisance, as well as allow free movement throughout the relatively small front garden. The application also includes a 2m crown reduction to reshape the canopy, which would be considered reasonable cyclical management for a tree of this size and location. These works would not detriment the overall health of the tree and would have a minimal effect on the amenity value offered by the tree, which would be offset by the maintaining a harmonious relationship between the tree, the public highway and the residents.

2No.Yews: These two Yew trees are located between the Red Cedar and the dwelling. They have been poorly managed in the past and the main stems are heavily Ivy clad. There is a significant amount of deadwood within their canopies and the trees appear to have reduced vigour and vitality. The application requests works to remove the deadwood from these trees, which would be well within reasonable cyclical management and would not detriment their health or amenity value.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00198

(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: Pollard 1No. Lime to previous pollarding points at 3m, crown raise to 5.5m above highway, remove deadwood. Subject to TPO 1995. Crown raise by 5.5m above Emsworth Road and 4m above garden, and crown reduce by 2m and reshape, 1No. Thuja (Red Cedar) (T3); remove deadwood of 2No. Common Yews (T1 and T2). Trees subject to TPO 1531.

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 24/04/18.

Reason: To control the timing of the works