
Site Address: Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH
Proposal: 1 No Ash (T1) crown reduction of 6m leaving a height of 12m by 6m width. Subject to TPO 1703.
Application Type: Works to TPO Tree
Application No: APP/24/00285 Expiry Date: 11/06/2024
Applicant: Blake
Agent: Mr Fazackarley Case Officer: Tree Officer
Michael Reed & Co Tree Service Ltd
Ward: Emsworth

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

2 Planning History

01/51660/007 - Crown reduce by 30% 1 Ash tree and 3 Beech trees at 46 Warblington Road, subject to TPO 1703 within Group G1., PERM,13/11/2001
01/51660/005 - Renewal of outline application 98/51660/3 for 7 detached houses and garages with new access for 2 of the dwellings onto Warblington Road and modification of an existing private drive from Warblington Road to serve 5 of those houses plus Fowley Cottage., PERM,03/12/2001
01/51660/006 - Reduce Eastern sector of Norway Maple by 2m, and reduce Eastern sector of a Swedish Whitebeam by 1.5m, at 46 Warblington Road within Group G2 subject to TPO 1703., PERM,23/07/2001
99/51660/004 - Fell a Pine tree within Group 1 subject to TPO 1703, PERM,08/11/1999
98/51660/003 - Residential development comprising 7 detached houses/garages and including a new access for 2 of those houses from Warblington Road and modification of an existing private drive from Warblington Road to serve 5 of those houses plus existing Fowley Cottage, PERM,30/07/1998
94/51660/002 - Renewal of Outline consent for 2 chalet bungalows with garages., PERM,31/03/1994
91/51660/001 - Renewal of outline permission 16871/4 for two chalet bungalows with garages, PERM,21/02/1991
03/51660/008 - Reduce eastern sector by 2m and crown thin by 20% a Norway Maple and reduce eastern sector by 1.5m and crown thin by 30% a Whitebeam, both trees within Group G2 of TPO 1703., PERM,21/10/2003
07/51660/009 - Application to reduce overhang to 22a Beacon Square by 3m a Beech and Ash; to crown reduce by 20% a Holly Rowan and Hawthorn all within Area 1; subject to TPO 1703., PERM,29/05/2007
07/51660/010 - Crown reduce by 10% a Silver Birch tree (within Group 1) subject to TPO 1703. , PERM,28/09/2007
GEN/10/00848 - Tree works - DDD, ,28/10/2010 11:16:33

88/51660 - Felling of two Poplars (in north east corner of garden) covered by TPO 1352, UNK,08/09/1988

APP/13/00076 - Fell 1No. Pine and reduce eastern sector of 2No. Beech by 2.5m. Both trees are rear of 20 and 22A Beacon Square and within Group Order 1 of TPO 1703., PERM,01/03/2013

APP/13/00077 - Reduce 1No. Willow by 4m in height back to previous pruning points; fell 2No. Ash; reduce 1No. Beech by 3.5m in height and 1.5m in width. All trees to rear of 22A Beacon Square and within Group Order 1 of TPO 1703., PERM,01/03/2013

APP/13/00295 - Reduce 1No. Rowan by 3m in height and remove dead section on north sector; reduce height and east sector of 1No. Maple by 2.5m to previous pruning points. Both trees within G2 of TPO 1703., PERM,30/04/2013

APP/14/00156 - Reduce two branches of 1No. Monterey Pine (T6) by 3m at 6m height on west side of tree; subject to TPO 0891. , PERM,20/03/2014

APP/14/00133 - Reduce branches of 1No. Monterey Pine (T4) on western sector by 1-2m, subject to TPO 1352. , PERM,20/03/2014

GEN/14/00444 - File Request 01/51660/005, ,25/04/2014

GEN/15/00235 - Information on previous planning applications for No. 46 Warblington Road., ,06/03/2015

GEN/15/00259 - History Check, ,16/03/2015

GEN/16/01103 - Proposal for 6 new dwellings and refurbishment of existing property., ,17/11/2016 14:44:20

APP/16/01141 - Crown lift 1No. Oak (T7) by 2m and remove deadwood; Crown lift 1No. Pine (T6) by 2m and remove split limb. Both trees subject to TPO 0891., PERM,06/01/2017

APP/16/01263 - Crown raise by 3m and crown reduce by 1.5m, 3No. Western Red Cedar Trees. All trees within G2 subject to TPO 0891. , PERM,31/01/2017

GEN/17/01342 - Follow up enquiry, ,18/04/2021 10:04:31

APP/19/00445 - Crown reduce 1No. Maple tree by 2.5M in height and 1.5M on laterals back to previous pruning points., PERM,31/05/2019

APP/19/00618 - Fell 1No Swedish Whitebeam (T1 on application form), within G2 group of trees subject to TPO 1703., PERM,07/08/2019

APP/19/00623 - Retain the existing 'Fowley Cottage' dwelling and construction of 7No. detached dwellings, two on the Warblington Road frontage and five to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4, 6 and 7 to be taken off Curlew Close., REF,29/04/2020

APP/20/00017 - Outline application for 17 No. dwellings following demolition of existing dwelling. Access via Warblington Road. All other matters reserved., UNK, APP/20/00376 - Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area. , REF,28/05/2021

GEN/23/00755 - Residential development - 15no. dwellings (reduced from 22No. dwellings), ,

APP/23/00707 - Crown reduce 1No. Maple (T2) by 2M overall to previous pruning points, leaving a height of 6M and width of 4M. Subject to TPO 1703., PERM,02/11/2023

APP/23/01078 - Demolition of existing dwelling and replacement with 4No 2bed, 8No 3bed and 3No 4bed dwellings., DEL,

GEN/24/00143 - Copy Docs - Plans for APP/23/01078, ,13/03/2024

APP/24/00147 - 1 No. Beech (T1) - Crown reduce by 4M overall, leaving a height of 9M by 6M Width. Tree subject to TPO Group Order: 1703 , REF,29/04/2024

1No Ash (T1) crown reduction of 6m leaving a height of 12m by 6m width. Subject to TPO 1703.

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

Councillor Grainne Rason

Councillor Lulu Bowerman

Councillor R Kennett

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

[illegible]

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7 **Planning Considerations**

- 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 works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality
- 2 When considering the application the local authority is guided by the national guidance 'Tree Preservation Orders and trees in conservation areas'.
- 3 The national guidance advises authorities when determining an application to protected trees to consider a range of criteria, which include the amenity value of the tree and the likely impact of the proposal on the amenity of the area; whether the proposal is justified.
- 4 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.
- 5 T1 ash is a mature tree with a with a long potential future lifespan and it appears to be in good health. It is not the right time of year to detect Ash Die Back, and this is not cited as a reason for felling on the application form.
- 6 The works proposed are significant - a 6m crown reduction overall will significantly reduce the amenity of the tree, and as it is in a line with others, there is the potential for exposing adjacent trees to wind forces that currently are being dissipated across the group.
- 7 This is the second application from the same address, the previous one concerned the adjacent beech tree. The previous application was refused due to lack of reasons stated on the application. T1 appears to be in good health and has not been previously reduced.

Ash trees are not known for their good response to reductions. The reaction growth is likely to be poorly attached. Creating multiple pruning wounds on an ash tree, while Ash Die Back is prevalent, is ill advised, and may shorten the lifespan of this tree.
- 8 The stated reason is 'excessive shading to 20 Beacon Square'. No supporting evidence has been submitted with the application from the affected address. The tree is positioned to the West of. 20 Beacon Square: the shadow pattern through the main part of the day will be cast to the north with late afternoon sun to the long rear garden being somewhat affected. The reduction of this one tree will have minimal impact levels in the rear garden. There are other tall trees which would be implicated if this were consented.

- 9 Reducing one tree in a group that has grown up together is ill advised as it will expose the remaining trees to unaccustomed wind forces and may lead to premature failure.
- 10 The application does not state there are any fears of the tree being in poor condition, or that it is likely to cause damage or harm. None were found on site.

8 **Conclusion**

- 11 it is recommended that the works to the trees should be REFUSED.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for application APP/24/00285

(A)

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

- 1 The tree is an important feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality and local wildlife. It is therefore contrary to policy CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.