
Site Address: Convent Court, 47 Havant Road, Emsworth
Proposal: 1No. Monterey Cypress (Macrocarpa) - Crown reduce by 1.5M overall to previous pruning points, leavening a height of 19M by 9M width. T1 subject to TPO 1050.
Application Type: Works to TPO Tree
Application No: APP/24/00129 Expiry Date: 15/04/2024
Applicant: Convent court
Agent: Mr Fazackarley Case Officer: Tree Officer
Michael Reed & Co Tree Service Ltd
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Convent Court, 47 Havant Road, Emsworth

2 Planning History

90/52254/001 - Change of Use to Day Nursery for 51 children, age range 0-5yrs with after school facilities to operate from 8 am to 6 pm 50 weeks of the year., REF,23/10/1990
96/54645/010 - Crown raising and removal of 2 limbs from 1 Plane tree and reduction of lower limbs of 1 Oak tree covered by TPO's 1453 and 1430 respectively, PERM,20/03/1996
94/54645/009 - Variation of Condition 4 of Planning Permission 91/54645/ & PI Perm 92/54645/7 to allow retention of part of western boundary wall at existing height below 1.8m., PERM,12/05/1994
91/54645/002 - Display of 2 board signs., PERM,06/06/1991
92/54645/004 - Approval of reserved matters under 91/54645/1 for 18 retirement flats and associated parking, PERM,21/05/1992
92/54645/005 - Erection of 7 garages and bin store in place of 7 parking spaces, to serve 18 permitted retirement flats., REF,14/07/1992
04/52254/002 - Application to A) crown lift to 5.0m an Oak tree (T1) subject of TPO 1430. B) Crown reduce by 20% a London Plane tree (T1) subject of TPO 1453., PERM,05/01/2005
APP/11/00047 - Crown reduce by 30% 1No. London Plane tree, subject to TPO 1453., PERM,23/03/2011
APP/14/00163 - Crown raise 1No. Monterey Cypress (T1) to 4.5m and deadwood, subject to TPO 1050. , PERM,20/03/2014
APP/16/00261 - Reduce height by 4m, crown reduce by 2.5m and re-shape 1No. Macrocarpa (T1) subject to TPO 1050. Reduce limbs over-hanging car park by 2m 1No. Oak tree (T1) subject to TPO 1430. Crown reduce by 1-2m back to previous pruning points 1No. Mature London Plane (T1) subject to TPO 1453., WD,22/03/2016
APP/16/00345 - Reduce 1No. Monterey Cypress tree by 2 metres all over, subject to TPO 1050. Reduce limbs overhanging car park on 1No. Common Oak tree, subject to TPO 1430. Prune 1No. London Plane tree back to previous pruning points, subject

to TPO 1453., PERM,12/05/2016
 APP/16/01136 - Replacement windows., PERM,01/12/2016
 GEN/17/01039 - COPY DOCS - TPO & S106, ,06/09/2017
 APP/18/01164 - Crown reduce in height 1No. London Plane (T1) by 3.5m and laterals by 2.5m back to previous pruning points. Subject to TPO 1453., PERM,11/12/2018
 APP/21/00244 - Crown reduce 1No. Macrocarpa (T1) by 2m (to previous pruning points) Subject to TPO No.1050. Remove deadwood and crown raise 1No. Oak (T2) to Highways specifications (5.2m) over road. Subject to TPO No. 1430., PERM,29/06/2021
 GEN/22/00463 - Copy docs: TPO 1453 & TPO 1050
 Section 106 Agreement dated 10/01/1991 – ref: 4267
 Section 106 Agreement dated 18/06/1991 – ref: 4304
 Planning Permissions – 91/54645/1 dated 08/07/1991, 91/54645/3 dated 11/05/1992, 92/54645/4 dated 21/05/1992, 94/5465/9 dated 12/05/1994, 54645/11 dated 28/10/1998, APP/11/0047 dated 23/03/2011, APP/14/0163 dated 20/03/2014 and APP/16/00345 dated 12/05/2016
 , ,
 APP/22/00884 - 1No London Plane (T1) crown reduce overall by 3M to previous pruning points, leavening a crown of 16M height by 8M width. Subject to TPO 1453., PERM,01/11/2022

3 Proposal

1No. Monterey Cypress (Macrocarpa) - Crown reduce by 1.5M overall to previous pruning points, leavening a height of 19M by 9M width. T1 subject to TPO 1050.

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

Arboriculturalist

Councillor Grainne Rason

Councillor Lulu Bowerman

Councillor R Kennett

County Waste Management

Property Management (formerly County Estates Department) Hampshire County Council

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: 31

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

[illegible]

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 this tree and whether this could also be harmful to the ongoing health and vitality of the tree.

7.2 This report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any detail.

T1 is a small mature Monterey cypress, approximately 12m in height, located prominently on the southern frontage of the property with the A259 Havant Road. The cypress is prominent in the street scene and can be readily viewed from nearby public viewpoints.

The tree provides visual amenity and canopy cover and contributes to the ecosystem services of the area.

7.3 The reasons proposed for the pruning works are for maintenance. The tree is a remnant of a cypress hedge that consisted of several cypress trees that stood on either side of the entrance to the property and has gradually been eroded over the years to this single remaining small tree. The cypress tree has been previously pruned and maintained via application APP/21/00244, submitted by the same agent as this current application. The tree has a streetlamp located to the west of the trunk, and foliage from the tree is likely to obscure some of the streetlight illumination. Some upper canopy dysfunction is evident looking at desktop imagery dated September 2023. The stated dimensions of the tree after pruning are unlikely to be achieved, given that it currently appears to be less than 19m in height, however, the nominal 1.5m reduction appears to be reasonable, which would leave the tree around 10m in height with a canopy spread of around 6m.

7.4 The application form does not offer any concerns over the health and condition of the tree.

8 **Conclusion**

It is recommended that the works to the tree should be granted consent subject to conditions

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00129

(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 works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works