
Site Address: 51 Hollybank Lane, Emsworth, PO10 7UE
Proposal: Crown reduce 1No. Oak by up to 2.5m leaving up to 10m remaining.
Reduce the southern sector by up to 2.5 meters leaving up to 5m; the northern sector by
up to 1.5m leaving 5m and east and west sectors by up to 2.5m leaving up to 5m
remaining. Subject to TPO 088.
Application Type: Works to TPO Tree
Application No: APP/23/00519 Expiry Date: 18/12/2023
Applicant: Mrs J Minay
Agent: Case Officer: Tree Officer
Ward: Emsworth

Recommendation: **SPLIT DECISION**

1 Site Description

51 Hollybank Lane, Emsworth, PO10 7UE

2 Planning History

APP/14/00924 - Crown reduce 1No. Oak by 2m providing clearance above house and
crown lift to 5m, subject to TPO 0088., PERM,13/11/2014

APP/15/01105 - Crown reduce 1No. Oak by 2m on northwest sector, subject to TPO
0088., PERM,19/11/2015

GEN/15/01120 - To fell a self set ash which has caused damage to a wall at 44 Bath
Road Emsworth (Conservation area).
, ,02/11/2015 14:44:07

3 Proposal

Crown reduce 1No. Oak by up to 2.5m leaving up to 10m remaining. Reduce
the southern sector by up to 2.5 meters leaving up to 5m; the northern sector
by up to 1.5m leaving 5m and east and west sectors by up to 2.5m leaving up
to 5m remaining. Subject to TPO 088.

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: 5

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. Desk-based report considered appropriate due to clear history of tree on Streetview showing it has not been pruned previously, but that it is growing close to the house.

7.3 The application tree is visible from Oak Tree Drive and sits prominently on the junction of this road and Hollybank Lane.

7.4 The tree has not been subject to previous reductions to the crown and no evidence or reasons have been put forward to support the reduction of the tree. There are no reports of ill health or conflict with infrastructure.

7.5 The tree is growing somewhat closer to the applicant property, and as the canopy develops it will need maintenance.

7.6 The works as proposed would result in a significant loss of amenity as the overall canopy will be significantly smaller and will need ongoing maintenance.

7.7 The works would result in the loss of an unacceptable volume of live material and would be beyond the guidelines in the BS3998 for tree works.

7.8 Lesser works are deemed reasonable to maintain balance with the dwelling while retaining the visual amenity.

8 **Conclusion**

It is recommended that the works to the trees should be granted a split decision subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for works Crown reduce 1No. Oak by up to 2.5m leaving up to 10m remaining. Reduce the southern sector by up to 2.5 meters leaving up to 5m; the northern sector by up to 1.5m leaving 5m and east and west sectors by up to 2.5m leaving up to 5m remaining.

Reason: the works are beyond those necessary to keep the tree in proportion to the location and would have a significant loss of amenity

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for works to reduce the east sector by up to 2.5m to clear the property by up to 3.5-4.0m. Lift the canopy to 4.5m above ground level all round to allow clearance to garden and public highway. No cut to be greater than 50mm in diameter.

Reason: to allow reasonable works without threatening the long-term viability of the trees

- 1 The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the deposited application would result in excessive reduction of the trees' landscape impact and undue detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.
- 2 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.

- 3 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.