
Site Address: 4 Northlands Park, Emsworth, PO10 7EY
Proposal: 3 No Oaks T1, T2, T3 - crown reduce by 7M overall leaving a crown of 20M height by 20M width. Subject to TPO 1210.
Application Type: Works to TPO Tree
Application No: APP/22/01020 Expiry Date: 22/12/2022
Applicant: Mrs. Angela
Agent: Mr Fazackarley Case Officer: Tom Gregory
Michael Reed & Co Tree Service Ltd
Ward: Emsworth

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

4 Northlands Park, Emsworth, PO10 7EY

2 Planning History

10/73796/000 - Detached double garage., PERM,15/03/2010
GEN/10/00844 - Enquiry relating to possible tree works at the property., ,01/11/2010 15:54:34
GEN/11/01282 - Proposal to separate current dwelling into two dwellings., ,07/11/2011 11:01:42
APP/12/00421 - Reduce crown by 1.5m on 3No. Oaks (T1, T2, T3), and raise to 5m, subject to TPO 1838. , WD,19/09/2012
APP/13/00372 - Crown raise 1No. Oak (T1) by 2m to southern sector, subject to TPO 1838. Crown raise 2No. Oaks by 2m to southern sector, and reduce 1No. limb overhanging garage by 5m to growth point. Both trees within A1 of TPO 1210., PERM,19/06/2013
APP/15/00557 - Reduce southern limbs of 2No. Oaks to provide clearance of 2m from dwelling and reduce southern limb of 1No. Oak overhanging the garage, within A1 of TPO 1838., PERM,17/07/2015
APP/16/01223 - Reduce height 2No. Oak trees by 7m and cut back by 5m on northern sector, both trees within Area A1 subject to TPOs 1210 and 1838., WD,15/12/2016
APP/20/00903 - 1No.Oak (T1 on plan) Crown reduce by 1.5m overall back to previous pruning points and remove 3 lowest limbs, subject to TPO 1210 within A1; 1No. Oak (T2 on plan) crown reduce by 1.5m overall back to previous pruning points, subject to TPO 1838., PERM,18/12/2020
APP/21/00999 - Proposed external store., UNK,

3 Proposal

3 No Oaks T1, T2, T3 - crown reduce by 7M overall leaving a crown of 20M height by 20M width. Subject to TPO 1210.

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 Julie Thain-Smith

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: 1

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 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 trees in question make a positive contribution to local amenity. Reasons provided for the proposed work relate to a history of crown failures. However, no written arboricultural advice or diagnostic information has been submitted in support of this application. The proposed work will have a negative impact on the long term health of the trees and local amenity.

8 **Conclusion**

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/01020 for the following reason

- 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 tree's landscape impact and undue detriment to the visual amenities of the locality. [A more appropriate course of action would be through management of the tree's size and impact through a scheme of approved surgery.] It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.