
Site Address: 59 Hollybank Lane, Emsworth, PO10 7UE
Proposal: Crown reduce 1No. Holm Oak tree by 3m from the top, 3.5m on southern facing lateral branches (overhanging 57 Hollybank Lane) and 2m on all other sides leaving an overall height of 18m and spread of 9m. Tree subject to Area A1 of TPO 0088.
Application Type: Works to TPO Tree
Application No: APP/24/00230 Expiry Date: 23/06/2024
Applicant: Ms Rosie Turner
Agent: Mr Mansell Case Officer: Tree Officer
Hampshire Tree Services
Ward: Emsworth

Recommendation: **SPLIT DECISION**

1 Site Description

59 Hollybank Lane, Emsworth, PO10 7UE

2 Planning History

07/72729/000 - Crown lift to 4m, crown reduction of 20% a Holm Oak tree within Area 1 subject to TPO 0088., PERM,08/01/2008
APP/11/00341 - Crown reduce 1No. Holm Oak tree by no more than 4.5m from the top and 2.5m from the sides and deadwood, subject to TPO 0088., PERM,21/06/2011
APP/16/00864 - Crown reduce 1No. Sycamore by 2-3m, subject to TPO 0088., PERM,28/09/2016
GEN/17/00943 - Is planning permission required for the proposed works?, ,16/08/2017 13:57:32

3 Proposal

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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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We fully support this application. The Holm Oak appears to be considered as a non native tree classed as invasive so I am surprised it is even subject to a TPO.	

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.
- 7.3 The application tree is visible from Hollybank Lane and is one of several large canopy trees that contribute to the sylvan nature of the location.
- 7.4 The tree has been reduced previously, leaving a rather uniform canopy shape. The regrowth is 1-2m and is fairly close to the dwelling. Beig evergreen, this has the potential to be oppressive in winter.
- 7.5 The applicant proposes to carry out a full crown reduction of between 3.5m and 2m. this is and extensive prune for a tree of the current size (overstated on the application – the tree is closer to the finished size stated. This is common with estimated values and is not thought to be deliberately misleading).
- 7.6 The works would result in a significant albeit probably (probably) temporary loss of amenity but are not necessary or good practice. Thus they are not in line with CS16 and DM8.1 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

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 to 1 x holm oak at 59 Hollybank Lane to carry out a crown reduction of 3m in height, 3.5m on southern facing lateral branches and 2m on all other sides.

Reason: to limit the impact of excessive loss of photosynthetic mass to the tree.

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for works to 1 x holm oak at 59 Hollybank Lane, proximity prune to clear built structures by 2.0m to good pruning points. No cut to exceed 60mm in diameter.

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

- 1 The trees are significant features in the local landscape and appear 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 pruning/surgery for which consent is hereby granted shall not result in:
 - (a) The height of the tree being reduced to no less than 18 metres.
 - (b) The radius of the tree's crown being reduced to no less than 9 metres.

Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.