
Site Address:	Kepple Lodge, 5 West Street, Emsworth, PO10 7DX		
Proposal:	Fell 1No. Yew. Within conservation area of Emsworth.		
Application Type:	Conservation Area Tree		
Application No:	APP/22/00445	Expiry Date:	08/07/2022
Applicant:	Mr McGeever		
Agent:	Mr J Gordon	Case Officer:	Tom Gregory
Ward:	Emsworth		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Kepple Lodge, 5 West Street, Emsworth, PO10 7DX

2 Planning History

99/50514/004 - Notification of intention to crown reduce a Lime tree in the rear garden of Kepp

el Lodge, 5 West Street within Emsworth Conservation Area, RNO,28/05/1999

96/50514/001 - Felling of 1 Lime tree within the rear garden in Emsworth

Conservation Area, RNO,31/05/1996

96/50514/002 - Demolition of 12-15m length of West Street boundary wall and re-erection to same

height and brickwork pattern using matching bricks and mortar, PERM,11/06/1996

96/50514/003 - , PERM,11/06/1996

07/50514/005 - Raise pitched roof and dormer; pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

07/50514/006 - Listed Building Consent to raise pitched roof and dormer, pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

08/50514/007 - Listed Building Consent for proposed internal alterations to create WC on the ground floor level. , PERM,25/03/2008

08/50514/008 - To pollard a Lime tree and to remove a Purple Plum tree within the curtilage of 5 West Street, within Emsworth Conservation Area., RNO,06/05/2008

08/50514/009 - To fell a Quince tree within the curtilage of Keppel Lodge, 5 West

Street, Emsworth, within Emsworth Conservation Area., RNO,02/06/2008

08/50514/010 - Discharge of Condition No. 2 for Planning Permission 07/50514/006., PERM,03/07/2008

09/50514/011 - Addition of trellis to top of existing boundary wall., REF,15/05/2009

09/50514/012 - Listed Building Consent for addition of trellis to top of existing boundary wall., REF,15/05/2009

09/50514/013 - Addition of trellis to top of existing boundary wall., WD,16/07/2009

09/50514/014 - Listed Building Consent for addition of trellis to top of existing boundary wall., WD,15/07/2009

GEN/13/00515 - Proposed single storey rear extension , ,24/07/2013

APP/13/00964 - Single storey rear extension, PERM,25/03/2014

APP/13/00965 - Listed Building Consent for single storey rear extension, PERM,25/03/2014

GEN/13/01148 - Response to agent re proposed works., ,17/12/2013

APP/14/01065 - Reduce branches of 1No. Yew on the south side by 1m; pollard 1No. Lime to previous pollarding points; crown reduce 1No. Bay by 1.5m. All trees within Conservation Area of Emsworth., RNO,15/12/2014
 GEN/15/01238 - Arboricultural advice., ,04/12/2015
 APP/16/00227 - Removal of section of boundary wall and creation of parking bay in rear garden., PERM,07/06/2016
 APP/16/00511 - Listed Building Consent for removal of section of boundary wall and creation of parking bay in rear garden. Approved (17.06.16). Request to discharge condition 4 (29.06.18)., PERM,17/06/2016
 APP/18/00674 - Black metal sliding gates, UNK,
 APP/18/00680 - Internal alterations to ground floor including removal of internal stud walls, removing dry lining on southern wall and re-lime plastering and removal of sanitary ware in shower room., PERM,24/08/2018
 APP/18/01000 - Installation of gate (1829mm in height)., PERM,20/11/2018
 APP/18/01001 - Listed Building Application for installation of gate (1829mm in height)., PERM,21/11/2018

3 Proposal

Fell 1No. Yew. Within conservation area of Emsworth.

4 Policy Considerations

National Planning Policy Framework
 Havant Borough Council Borough Design Guide SPD December 2011
 Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
 DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
 Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Councillor Julie Thain-Smith

Councillor R Kennett

Planning Application APP/22/00445 Kepple Lodge, 5 West Street, Emsworth, PO10 7DX

From a landscape perspective we have no adverse comments in relation to this application.

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

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: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6

[illegible]

We are being exhorted "to plant a tree for the jubilee" but applications to remove trees continue. This tree has a number of dead branches but this could be dealt with by judicious pruning. Its well being has been damaged by the ground where many of its roots are, being removed in order to make room for car parking. If it is decided that the tree has to be felled then I would suggest that the owner should be required to replace it with something suitable in order that the tree cover in the conservation area should be continued as much as possible.	
Dear Sirs, As one of the Emsworth tree wardens I feel I must make a case for this tree, which has been there for many more years than the owners of this house, which I believe has recently changed hands. They argue that it is of limited local value, which I would disagree with as it is seen by almost everyone entering central Emsworth and is a longstanding familiar feature of this busy part of the town. The new owners may not really be in a position to make this point. They also imply that it is aesthetically displeasing, but do not appear to have made any efforts to improve this by asking a tree surgeon to take any remedial action both for appearance and the health of the tree. I would disagree that it is in itself unhealthy, as it is still standing strong after so long. It would appear that the purpose of felling it may really be to extend the driveway, but the estate agent sale particulars detail a separate detached garage and 'ample parking' so I am unsure of the need for this. Yew trees are an important indigenous tree to this area, and support local wildlife whilst making an important environmental impact reducing greenhouse gases as do all trees. If permission to fell is granted (as sadly	

often happens with planning officers submitting to the will of developers over environmental factors whatever points are made), then at the very least the owners should be required to plant 2 new suitable trees as advised by the local tree officer to maintain the equivalent level of green cover and associated environmental benefit of this mature tree.	
Dear Sirs, As one of the Emsworth tree wardens I feel I must make a case for this tree, which has been there for many more years than the owners of this house, which I believe has recently changed hands. They argue that it is of limited local value, which I would disagree with as it is seen by almost everyone entering central Emsworth and is a longstanding familiar feature of this busy part of the town. The new owners may not really be in a position to make this point. They also imply that it is aesthetically displeasing, but do not appear to have made any efforts to improve this by asking a tree surgeon to take any remedial action both for appearance and the health of the tree. I would disagree that it is in itself unhealthy, as it is still standing strong after so long. It would appear that the purpose of felling it may really be to extend the driveway, but the estate agent sale particulars detail a separate detached garage and 'ample parking' so I am unsure of the need for this. Yew trees are an important indigenous tree to this area, and support local wildlife whilst making an important environmental impact reducing greenhouse gases as do all trees. If permission to fell is granted (as sadly often happens with planning officers submitting to the will of developers over environmental factors whatever points are made), then at the very least the owners should be required to plant 2 new suitable trees as advised by the local tree officer to maintain the equivalent level of green cover and associated environmental benefit of this mature tree.	

This Yew is a significant tree in the conservation area adding to the streetscape both in South Street and along the A259 lead to the Emsworth roundabout. It needs some judicious pruning of the dead branches and some care given to the exposed/damaged roots where it appears new work has been done for carparking. It has taken many years for this tree to grow to such a size and provide important green cover especially at a point where cars are slowing and accelerating with the much used pedestrian crossing and in close proximity to the roundabout. It will take many years for any replacement trees to provide the same environmental benefit but if felling is permitted, proper mature replacement trees should be a condition. There is a groundswell of opinion that we should be increasing our green cover and planting more trees not permitting every request to fell where a tree might inconvenience new owners.	
West Street is a busy pedestrian link from the north of the A259 and the location of this tree is in a garden close to both pavements of the southern side of the A259 and West Street and a well walked entrance /exit to the main shopping area of the town. Whilst it is right that the tree has been neglected over the past years and in need of 'tender loving care' and pruning it plays an important role in the visual, historical and environmental attractiveness of the street scene. More than 100 years old and together with the Lodge offers a glimpse of the 'old Emsworth' and well worth retaining. Yew trees are rare in town centres so another reason to resist felling of this lovely tree. Thank you	
Trees are increasingly viewed as an integral and vital part of our landscape. Yew trees have great longevity and if properly looked-after, become an important part of our heritage. Witness the wonderful trees in Westbourne churchyard. I cannot see whether the tree in question has a TPO on it and if	

not, I wonder why not? At the very least it contributes to absorbing noxious traffic fumes from passing vehicles of which we see many more on the adjacent road. My feeling is that efforts should be made using a reputable tree surgeon to prune the tree and see how it responds. If it does not thrive, then a case could be made for its removal and a new and relevant tree to be planted in its place, thus in keeping with the ethos of this Jubilee year when everyone is exhorted to maintain what we have and plant new indigenous specimens for the future. I am really surprised at the consultee comments when usually responses from the landscape team are considered and constructive. It would be good if the owners applied further creative thought to the management of this tree and if necessary, suggest future and appropriate alternatives.	
--	--

Summary:

Comment:

7 Planning Considerations

7.1 This notice of intent relates to the proposed felling of a Yew tree within a Conservation Area. The tree in question is visible from the public domain but is not considered to meet the criteria required for a tree preservation order due to its current condition.

8 Conclusion
Raise No objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/22/00445

(A)

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

