
Site Address: Mulberry Lodge, 26 New Brighton Road, Emsworth
Proposal: 1No Lime (T1- on plan Tilia Platyphyllos) Crown reduce height by 5m back to suitable growth points and crown spread by 2-3m leaving a height of 10-12m and crown spread of 4-5m. Subject to TPO 1019.
Application Type: Works to TPO Tree
Application No: APP/22/00032 Expiry Date: 05/04/2022
Applicant: Mr Alsford-Reed
Ground Control Ltd
Agent: Mr Alsford-Reed Case Officer: Tom Gregory
Ground Control Ltd
Ward: Emsworth

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Mulberry Lodge, 26 New Brighton Road, Emsworth

2 Planning History

06/69735/000 - Demolition of existing dwelling on site and erection of a part 3 storey, part 2 storey building comprising 36 sheltered housing apartments with communal facilities with associated landscaping and car parking utilising the existing access to New Brighton Road., REF,08/06/2006

07/69735/001 - Demolition of existing dwelling and erection of a part 3 storey, part 2 storey building comprising 34 sheltered apartments with communal facilities, associated landscaping and car parking, utilising the existing access to New Brighton Road. (Revised application). , ADIS,06/11/2007

08/69735/002 - Demolition and redevelopment with 30No. sheltered housing units for the elderly (category II type) with communal facilities; access; associated landscaping and car parking utilising existing access to New Brighton Road. (Revised application.) Associated tree works within TPO 1019 & TPO 1844. , PERM,09/04/2008

09/69735/003 - Discharge of Condition No's 5, 7 - 15, 21 & 24 of Planning Permission 08/69735/002., PERM,28/07/2009

APP/10/00330 - Application for non-material changes to Planning Permission

08/69735/002 relating to various alterations to all elevations., WD,16/12/2010

APP/10/00451 - Erection of a single storey rear extension to house a laundry room, and addition of ground and first floor windows on southern elevation and a dormer window on east elevation including other minor external amendments. (Retrospective), PERM,11/04/2011

09/69735/004 - Discharge of condition No's 2 , 3 and 4 of Planning Permission

08/69735/002., PERM,21/07/2009

09/69735/005 - Display of 7No. sales information and directional signs and 1No canopy., PERM,16/02/2010

10/69735/006 - Discharge of Condition No's 6 and 7 (part) of Planning Permission

08/69735/002. , PERM,09/03/2010

10/69735/007 - Application for the written approval that the developments has been carried out in accordance with approved details for 08/69735/002.,

UNK,

GEN/11/00414 - TPO information relating to trees on grounds of Mulberry Lodge.,
,14/04/2011 16:32:37
GEN/13/00880 - Removal of deadwood from trees at Mulberry Lodge covered by
TPO., ,09/10/2013
APP/15/01214 - Fell 1No. Ash (T1), crown reduce 1No. Ash (T2) by 4m and reduce
lever arm by m, remove branches 1No. Ash (T3) fouling neighbouring roof on
east sector to give 1m clearance of roof., UNK,
APP/16/01305 - Remove lowest south-west facing limb of 1No. Pine (T2); crown raise
1No. Pine (T5) to give 1.5m clearance ; remove two south-east facing limbs of 1No.
Giant Redwood (T6). All trees subject to TPO 1844., PERM,20/01/2017
GEN/20/00248 - 1No Redwood damaged limb. 1No Monterey Pine broken and
damaged limbs., UNK,
APP/21/00564 - Proposed works consist of the reduction of the highlighted trees in
the annexed obstruction report by 5 metres in height in order to clear the existing
transmission blockage between two telecommunications sites., INV,
APP/21/01044 - 1No.Acer Pseudoplatanus (Sycamore) (T1 on plan) Crown reduce by
5m leaving a height of 8-10m and canopy 3-4m or to suitable pruning points to allow
clear signals to reach existing transmission unit. Subject to TPO 1019.,
REF,01/12/2021

3 Proposal

1No Lime (T1- on plan Tilia Platyphyllos) Crown reduce height by 5m back to suitable
growth points and crown spread by 2-3m leaving a height of 10-12m and crown
spread of 4-5m. Subject to TPO 1019.

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: 19

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

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 tree in question is highly visible from the public domain and makes a positive contribution to local amenity. The reason provided for the work relates to allowing signals between two masts but insufficient evidence has been provided to justify a reduction of this significance. The proposed work will have a negative impact on its health due to the creation of unnecessary pruning wounds and loss of photosynthetic area. It will also have a negative effect on the contribution it currently makes to the amenity of the local area. Insufficient evidence has been submitted to justify the proposals and the work will have a negative impact on both the health and amenity of the tree.

8 **Conclusion**

Refuse

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/22/00032 for the following reasons

- 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.