
Site Address: Dolphins, 8 Brent Court, Emsworth, PO10 7JA
Proposal: Fell 3No. Conifers; crown reduce by 1.5-2m 11No. Conifers; crown
reduce by 1-1.5m 16No. Leylandi. All trees within Area 1 Subject to TPO 0945.
Application No: APP/16/01101 Expiry Date: 23/12/2016
Applicant: Mrs Arnett
Agent: Case Officer: Jamie Gargett
Ward: Emsworth

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Dolphins, 8 Brent Court, Emsworth, PO10 7JA

2 Planning History

02/57365/007 - Reduce height of lawson cypress trees forming part of area A1 of TPO 945., PERM,06/11/2002
02/57365/006 - Tree pruning, UNK,
97/57365/004 - Fell 12 Lawson Cypress along southern part of garden (part of Area A1 on TPO 945), REF,22/05/1997
97/57365/005 - Fell 2 Lawson Cypress trees and 5 Western Red Cedars on southern boundary covered by A1 of TPO 945, PERM,08/09/1997
95/57365/001 - Proposed works to Cypress and Western Red Cedar trees covered by TPO 945., PERM,16/02/1995
95/57365/003 - Retrospective application for erection of chimney to north side of dwelling., PERM,09/06/1995
92/57365/000 - Fell three Cypress trees reduce height of 3 other Cypress trees and raise crown on 1 Cypress tree to 3 metres all part of Area A1 covered by TPO 945, PERM,17/07/1992
08/57365/008 - Reduce height of Lawson Cypress trees forming part of Area A1 of TPO 945., PERM,25/02/2008

3 Proposal

Fell 3No. Conifers; crown reduce by 1.5-2m 11No. Conifers; crown reduce by 1-1.5m 16No. Leylandi. All trees within Area 1 Subject to TPO 0945.

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

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: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Thank you for informing me of the application to fell/crown reduce these conifers at 8 Brent Court, to which I have no objection. As I said in my last letter some years ago, they are no longer worthy of saving.

Comment: Noted.

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.

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.

This application is in relation to a number of mature Conifer trees situated within the ground of a property in Brent Court. The property is located in the corner of a cul-de-sac and the trees line the boundaries of the rear garden. The trees are completely obscured from the street scene and therefore possess no amenity value. The application requests to crown reduce eleven of the conifers by 1.5m to 2m and sixteen Leylandi by 1m to 1.5m. The height of the trees has grown to a point where they are shading the garden and the property excessively and the proposed reduction

would reduce the shading without detriment to the health of the trees, which appear to be displaying what is normal in vigour and vitality. Additionally the application includes the felling of three further Conifers, one of which is located to the west of the property and two on the southern aspect. The Conifer to the west of the building appears to be in a poor condition and has evidence of deadwood within the canopy, with the two on the southern side located slight closer to the property which are producing excessive shading. These trees are poor examples of the species and since they lack any amenity value and form a large grouping for a relatively small garden, the felling of these trees would be permissible. The applicant has stated they wish to replace these trees with small to medium sized trees of unspecified species. This would serve to reduce the increased overlooking aspect of neighbouring properties that removal of the Conifers would reveal. However, a condition with these works would state that the species of any replacement would need to be approved by the Local Authority Arboricultural Officer before the works could proceed.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01101

(A)

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

- 1 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.
- 2 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: Fell 3No. Conifers; crown reduce by 1.5-2m 11No. Conifers; crown reduce by 1-1.5m 16No. Leylandi. All trees within Area 1 Subject to TPO 0945.
Reason: To safeguard the health and well being of the trees and their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 23/12/2017.
Reason: To control the timing of the works.
- 4 The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting.

Reason: To conserve and safeguard the visual amenities of the locality.