
Site Address:	Saxted House, 5 Tower Street, Emsworth, PO10 7BH		
Proposal:	Fell 1No. Sycamore (T1) and crown reduce 1No. Maple by 2m overall within Conservation Area of Emsworth.		
Application No:	APP/16/00117	Expiry Date:	17/03/2016
Applicant:	Mrs F Manly	Team:	Team 2
Agent:	Mr M Reed	Case Officer:	Jamie Gargett
	All Tree Solutions Ltd		
Ward:	Emsworth		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Saxted House, 5 Tower Street, Emsworth, PO10 7BH

2 Planning History

90/53651/002 - Conservatory to south elevation, PERM,
02/53651/014 - Demolition of existing rear additions, construction of new single storey rear extension and minor external alterations to rear., PERM,27/03/2003
02/53651/015 - Listed Building application for demolition of existing rear additions, construction of new single storey rear addition (i.e garden room), internal and external alterations., PERM,27/03/2003
02/53651/013 - Remove up to three limbs on south facing side of a Cedar tree at Saxted House, 5 Tower Street within Emsworth Conservation Area., RNO,25/04/2002
01/53651/012 - Erection of 2 detached dwellings with ancillary garaging with new vehicular access onto Tower Street (re-advertisement)., WD,29/07/2002
99/53651/010 - Notification of intention to crown reduce by 30% two poplar trees in the rear garden of Saxted House, 5 Tower Street within Emsworth Conservation Area, RNO,28/05/1999
99/53651/011 - Notification of intention to fell 1 Horse Chestnut tree and 1 Sycamore tree. Crown raise the northern sector of a Norway Maple and Prunus species up to 4m and 3.5m respectively. All trees are within Emsworth Conservation Area. , RNO,13/01/2000
97/53651/009 - Reshape crown of Holm Oak and reduce main limbs of Cedar, both trees within Emsworth Conservation Area, RNO,18/09/1997
91/53651/003 - Erection of a conservatory to south elevation, PERM,
91/53651/004 - Notification of intention to reduce by 25% max.crowns of two Poplars in Emsworth Conservation Area., RNO,26/04/1991
91/53651/005 - Proposed wall on north boundary and new vehicular entrance gates and wall on east boundary with associated retaining wall, as amended by plans received 2.12.91, PERM,
91/53651/006 - Listed Building Consent for partial removal of south and east boundary walls, new north boundary wall and new vehicular entrance gates and support wall on east boundary, PERM,
92/53651/007 - Rebalance and thin by 10% crown of walnut tree covered by TPO 1484, ZHIS,09/07/1992
03/53651/017 - Listed Building consent application for the partial demolition of the

existing flint set and brick wall forming part of the eastern boundary of the curtilage of Saxted House with Tower Street and the erection of 2 No. brick piers in order to form a vehicular access. Works to walls within the curtilage of Saxted House to close 2 No. pedestrian access points., PERM,06/08/2003

03/53651/016 - Erection of 1 No. 5 bed dwelling and 1 No. 4 bed dwelling both with integral double garages and the formation of a new vehicular access to Tower Street., S106,02/09/2003

03/53651/018 - To crown reduce a White Poplar tree by 20% and to crown reduce another White Poplar on the western sector to give 2m clearance from roof of 4 Orange Row within the Emsworth Conservation Area., RNO,05/08/2003

03/53651/019 - Tree Pruning., WD,16/09/2003

03/53651/020 - Notification of intention to crown reduce by 30% a Horse Chestnut, Cherry, 2 x Sycamore, Evergreen Oak. Crown reduce by 20% 2 x Limes, Apple, Ash within Emsworth Conservation Area. , MTPO,01/03/2004

04/53651/021 - Retention of wood fence topped with trellis (height 4m) to northern boundary (part)., PERM,22/02/2006

04/53651/022 - Listed Building consent for retention of fence topped with trellis (height 4m) to northern boundary (part)., WD,21/02/2006

04/53651/023 - Crown reduce a Horse chestnut by 20% (T1) protected by TPO 1528. Crown reduce Holm Oak by 20% (T1) protected by TPO 1826., PERM,25/01/2006

04/53651/024 - Re-pollard 2 No. Lime trees and to crown thin and raise a Cedar tree. All trees within Emsworth Conservation Area., RNO,05/01/2005

05/53651/025 - Notification of intention to cut back to the boundary all branches overhanging No.4 Harbour Court of a Horse Chestnut tree within the Emsworth Conservation Area., WD,24/10/2005

05/53651/028 - Listed Building Consent for proposed alteration to existing rear extension., PERM,09/01/2006

05/53651/027 - Single storey rear extension to north west elevation., PERM,09/01/2006

06/53651/030 - Listed Building Consent for proposed alteration and extension to the courtyard at the rear of house, ground floor side extension to form new utility room., PERM,03/03/2006

06/53651/029 - Proposed alteration and extension to the courtyard at the rear, side extension to form new utility room., PERM,03/03/2006

06/53651/031 - Proposed new car port using existing access to South Street., PERM,09/05/2006

06/53651/032 - Reduction by 20%, remove east facing lower limb overhanging road, Cedar tree subject of TPO 1528. Crown thin by 20%, Horse Chestnut tree subject of TPO 1528., PERM,27/07/2006

06/53651/033 - Notification of intention to cut back to the boundary all branches of a Horse Chestnut tree overhanging No.4 Harbour Court within the Emsworth Conservation Area., RNO,12/10/2006

06/53651/034 - Notification of intention to fell a Horse Chestnut tree within the curtilage of Saxted House within Emsworth Conservation Area., RNO,04/12/2006

07/53651/035 - Fell Magnolia within the curtilage of Saxted House, 5 Tower Street, within Emsworth Conservation Area. , RNO,20/08/2007

07/53651/036 - Proposed alteration and extension to the courtyard at the rear of the house, ground floor side extension to form new utility room. (Revised application.), PERM,11/02/2008

07/53651/037 - Listed Building Consent for proposed alteration and extension to the courtyard at the rear of the house, ground floor side extension to form new utility room. (Revised application.), PERM,11/02/2008

08/53651/038 - Notification of intention to crown reduce a Holm Oak tree by 20 - 30%; Pollard a Lime tree; reduce a Sycamore by 15% and 30% reduction; rebalance of a Horse Chestnut tree and fell a Cherry tree within Emsworth Conservation Area., RNO,15/10/2008

09/53651/039 - Reduce 2No. Yew trees and reshape by 20%, situated within

Emsworth Conservation Area., RNO,30/07/2009
 APP/11/00355 - Cut back by 2.5m on northern side and 2m on western side 1No. Holm Oak tree subject to TPO 1826., PERM,13/06/2011
 APP/11/00900 - Remove deadwood to 1No. Norway Maple tree within Emsworth Conservation Area., RNO,19/05/2011
 89/53651/0LB - Installation of 8 No solar panels on flat roofed rear extension, UNK,17/08/1989
 91/53651/004 - Proposed works to Poplar trees, UNK,23/04/1991
 APP/12/00777 - Reduce height and laterals by 2.5m of 1No. Cedar tree; reduce width and height by 0.2m 2No. Irish Yew trees; reduce height by 2m of 1No. Hawthorne tree; fell 1No. Bay tree and reduce height by 4m of 3No. Lime trees. All within Emsworth Conservation Area., RNO,05/09/2012
 APP/12/00778 - Crown reduce by 2.5m 1No. Horse Chestnut (T1) subject to TPO 1528 and crown raise to 5m the southern sector of 1No. Oak tree (T1) subject to TPO 1826. All within Emsworth Conservation Area., RNO,05/09/2012
 APP/14/00966 - Deadwood and crown reduce 1No. silk tassel bush, and fell and re-plant 1No. Crab Apple, 1No. Hawthorn & 1No. Silver Birch, all within Emsworth Conservation Area., RNO,28/10/2014
 APP/14/00967 - Crown reduce by 1m to previous pruning points, 1No. Horse Chestnut, subject to TPO 1528., PERM,28/10/2014
 APP/15/00115 - Remove south west limb of diameter 25cm from 1No. Holm Oak (T1) subject to TPO 1826. Fell 1No. Horse Chestnut tree (T1) subject to TPO 1528., SPL,01/04/2015

3 Proposal

Fell 1No. Sycamore (T1) and crown reduce 1No. Maple by 2m overall within Conservation Area of Emsworth.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.
 Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
 FAO Landscape Team, Technical Services
 FAO Conservation Officer, Development Control

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: 11

Number of site notices: 1_

Statutory advertisement: Not applicable.

Number of representations received: 0

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:

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.

The trees at subject of this application are growing in the rear garden of a residential dwelling next to a very large holm oak.

The sycamore is situated between and close to an open sided garage and a listed wall and will cause damage to both the wall and building as the girth of the tree grows. It is also suppressed by the large crown of the Holm Oak causing its main stem to bend to find more light and would be considered a poor specimen. Also, as the tree is in the rear garden it has no impact on the public amenity value of the area and overall would not qualify for a TPO. It would be acceptable to fell this tree and these actions would be considered necessary for the preservation of the listed wall adjacent to it.

The maple is mature and growing between the holm oak and the dwelling. The crown of this tree is beginning to become entwined with the canopy of the holm oak and the work proposed to reduce it all over by 2M will successfully manage this tree to a suitable size and give clearance to the other tree and the dwelling. The work proposed should not have a negative impact on the health of the tree.

8 Conclusion

Recommend RNO

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/16/00117

(A)

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