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Site Address: 1 Curlew Close, Emsworth, PO10 7HD  
Proposal: Crown reduce height and sides to previous pruning points 3No. Thuja (G2 of TPO 0891); crown raise and crown reduce height to previous pruning points 1No. Thuja subject to TPO 0891.  
Application No: APP/15/01026  
Applicant: Mr N Warren  
Agent:  
Ward: Emsworth

Expiry Date: 24/11/2015  
Team: Team 2  
Case Officer: Jamie Gargett

Recommendation: **GRANT TPO CONSENT**

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**1 Site Description**

Large mature gardens to a detached residential dwelling.

**2 Planning History**

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**3 Proposal**

Crown reduce height and sides to previous pruning points 3No. Thuja (G2 of TPO 0891); crown raise and crown reduce height to previous pruning points 1No. Thuja subject to TPO 0891.

**4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

**Summary:** My concern around excessive works is that the trees will be put at risk with the intention of declaring them diseased or dead to meet the end of having them felled. This will result in every aspect of our property being open to view from all of the upper rooms and balconies of 1 Curlew Close.

Clearly we were wrong not to contest the original build on the grounds of invasion of our privacy, assuming that these trees were secure under the TPO thus preserving the health and wellbeing of these specimens.

**Comment:** Noted and the works applied for have been negotiated to lesser management so as to ensure that the health of the trees is not detrimentally impacted on.

## **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.

The single Thuja is located to the front of the dwelling

The group of three Thuja are located along the eastern boundary of the rear garden

The original works applied for are considered to be too extensive for these trees and if permission were approved then the impact on the Thuja would be negative in terms of health and the public amenity that they currently offer. These works would cut the canopy of the trees back excessively removing the majority of the green foliage thus leaving brown foliage and exposed stumps.

HBC Arb has negotiated lesser works with the applicant to address the issues raised above, these works are considered to be a reasonable management practice for these trees and do not deviate from the cyclical works programme historically undertaken.

These new works should not detriment the health of the trees or impact negatively on the streetscene of the area. They will reduce the bulk and impact on the applicants dwelling and are considered to be reasonable in this instance.

## **8 Conclusion**

**Permit.**

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## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/15/01026 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: Crown reduce height and sides to previous pruning points 3No. Thuja (G2 of TPO 0891); crown raise and crown reduce height to previous pruning points 1No. Thuja subject to TPO 0891.  
**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 24/11/2016.  
**Reason:** To control the timing of the works.