

---

Site Address: 34 Woodlands Avenue, Emsworth, PO10 7QE  
Proposal: Reduce laterals of 1No. Silver Birch tree (T1) by 1.5m to 5B Exeter Close sector, subject to TPO 1769.  
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.  
Application No: APP/14/00812  
Applicant: Mr Cockcroft  
Agent: Ms H Baldwin  
Ward: Emsworth

Expiry Date: 29/09/2014  
Team: Team 2  
Case Officer: Jamie Gargett

Recommendation: **GRANT TPO CONSENT**

---

## **1 Site Description**

The tree is located in the rear garden of a residential dwelling and the applicant lives directly behind the tree.

## **2 Planning History**

00/00000/000

## **3 Proposal**

Reduce laterals of 1No. Silver Birch tree (T1) by 1.5m to 5B Exeter Close sector, subject to TPO 1769.

## **4 Policy Considerations**

Core Strategies 2011 forming part of the HBLDF  
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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

**Summary:** As the owner of the said tree, I am concerned that the proposal to reduce the laterals by 2 m is an excessive reduction to one (southerly) aspect of the tree, which is clearly outside best practice. The tree is very close to the boundary with 5B Exeter Close, so such a drastic reduction to that aspect would leave the majority of the tree to the north side of the trunk, with the possibility of leaving it in an unsafe condition.

**Comment:** Noted. The application has been changed to lesser works after discussion between the applicant and HBC. These works are considered a more reasonable reduction than the original spec applied for and should limit any physical pruning detriment to the Birch.

**Summary:** Following which the first application was granted with conditions, the occupant, either himself or with the help of others pruned the tree without meeting the aforesaid conditions. The second application in 2011 was refused, however, I am therefore requesting that it is mandatory that any work you approve on this tree is ONLY carried out by a qualified tree surgeon, and that the schedule for such work is notified to yourselves so that you may supervise the work. I would also appreciate being notified of the schedule as I may also wish to supervise the work.

**Comment:** Following the previous pruning HBCs enforcement team were involved in the situation. In light of the previous poor pruning a condition of supervision will be placed on this application.

**Summary:** We understand that this species of tree doesn't tolerate pruning to any great extent. We are therefore concerned that should this application be allowed, the end effect would be the eventual death of the tree.

**Comment:** The pruning specification for this tree has been lessened from the original works applied for.

## **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 tree subject of this application is a mature Silver Birch (*Betula pendula*) displaying what appears to be normal vigour and vitality.

The applicant has a very modest sized garden and the tree canopy extends significantly over the boundary. The initial works applied for were considered excessive in terms of their likely impact on the tree (cut back canopy to the boundary) as such lesser works of a lateral reduction of 1.5m has been agreed between the applicant, agent and HBC Arb.

These works should not detriment either the health of the tree or impact negatively on the public amenity displayed in the street scene. This public amenity is a restricted due to the location of the tree in relation to the public highway.

## **8 Conclusion**

Recommend permission.

---

## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TPO CONSENT** for application APP/14/00812 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: Reduce laterals of 1No. Silver Birch tree (T1) by 1.5m to 5B Exeter Close sector, subject to TPO 1769.  
**Reason:** To safeguard the health and well being of the tree and its importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 29/9/15  
**Reason:** To control the timing of the works
- 4 The tree works for which consent is hereby granted shall not be carried out otherwise than under the supervision of a nominated representative of the Local Planning Authority and at a time agreed beforehand with that representative.  
**Reason:** To safeguard the health and well being of the tree.