DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	**T1 - Monterey Cypress (Macrocarpa) - Thin crown by 30% Tree Subject to TPO 1050**
LOCATION:	Convent Court, 47 Havant Road, Emsworth
REFERENCE NO:	APP/26/00484
APPLICANT:	Convent Court
CONSULTATION EXPIRY DATE:	30/07/2026
APPLICATION EXPIRY DATE:	28/08/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION: Refuse	

1. Site Description

Convent Court, 47 Havant Road, Emsworth

2. Planning History

3. Proposal

T1 - Monterey Cypress (Macrocarpa) - Thin crown by 30%
Tree Subject to TPO 1050

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

5. Statutory and Non Statutory Consultations

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

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 subject to this application is amateur Monterey Cyprus that is currently offering high public amenity to the street scene. The works outlined within the application to thin the canopy are unlikely to benefit the residents however should these works be permitted then it will have a detrimental impact on the public community offered by the tree.

8 Conclusion

Recommend Refuse

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Refuse application APP/26/00484

Conditions:

1	The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would result in undue loss and detriment to the visual amenities of the locality. It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.