

## DELEGATED OFFICER REPORT – TREE WORKS

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| <b>PROPOSAL</b>                  | <b>Fell 1 No. Oak tree -Subject to T1 TPO 2054</b>  |
| <b>LOCATION:</b>                 | Hollybank House, Hollybank Lane, Emsworth, PO10 7UN |
| <b>REFERENCE NO:</b>             | APP/26/00406                                        |
| <b>APPLICANT:</b>                | Mr Christopher Greenaway                            |
| <b>CONSULTATION EXPIRY DATE:</b> | 10/07/2026                                          |
| <b>APPLICATION EXPIRY DATE:</b>  | 03/08/2026                                          |
| <b>WARD:</b>                     | Emsworth                                            |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Refuse</b>                                       |

### 1. Site Description

Hollybank House, Hollybank Lane, Emsworth, PO10 7UN

### 2. Planning History

### 3. Proposal

Fell 1 No. Oak tree -Subject to T1 TPO 2054

### 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 application to fell one large mature oak tree - this tree is a likely veteran status tree and displaying a number of important ecological features that would confirm that it is indeed potentially a veteran and should be managed appropriately in line with a tree of this type. It has a number of previous fallen branches and there is a significant amount of Deadwood within the canopy, however the estimation of live growth left is in my opinion inaccurate in this instance with a far fuller canopy than indicated.

Should the tree fail then it is likely to fall within the field that is located in and not out onto the public highway and the council would suggest further inspection and investigation on this tree and any hazards that fit the dead or dangerous definition are addressed via a 5 day notice and any other appropriate works to manage this tree sensitively while retaining its public amenity value and not detrimental to the health of the tree. The recommendation in this instance is to refuse.

## **8     Conclusion**

Recommend Refuse

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## **9.     RECOMMENDATION:**

That the Interim Head of Planning be authorised to Refuse application APP/26/00406

### **Conditions:**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 1 | The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. Its proposed felling would result in undue loss and detriment to the visual amenities of the locality. [The council would suggest further inspection and investigation on this tree and any hazards that fit the dead or dangerous definition are addressed via A 5 day notice. Other appropriate works to manage this tree sensitively while retaining its public amenity value through a new application will be reviewed appropriately] It is |
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|  | therefore contrary to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. |
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