
Site Address: The Orchard, Mill Lane, Langstone, Havant, PO9 1RX
Proposal: 5No. Lombardy Poplars (T1-T5 on plan) reduce height to previous pollard points (approx 4m) within Conservation Area of Mill Lane.
Application Type: Conservation Area Tree
Application No: APP/23/00673 Expiry Date: 16/10/2023
Applicant: Mrs B Osborn
Agent: Mr D Meir Case Officer: Peter Slegg
 Dave Meir Tree Care
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The Orchard, Mill Lane, Langstone, Havant, PO9 1RX

2 Planning History

02/63344/000 - Conservatory to west elevation, PERM,26/03/2002
03/63344/001 - Repollard 7 Poplars in front of the Orchards, Mill Lane, Langstone within Mill Lane Conservation Area., RNO,28/01/2004
07/63344/002 - To fell 2No. Fir trees; remove 2No. saplings, crown reduce by 30% an Apple tree; pollard 7No. Poplars all within the curtilage of the Orchard, Mill Lane within Mill Lane Conservation Area., RNO,20/12/2007
APP/14/00164 - Pollard 5No. Poplars to previous pollarding points and remove 1No. dead tree; reduce height of 1No. Apple by 3m; reduce height of coppiced area within curtilage of 3A Mill Lane by 3-4m; all within the Conservation Area of Mill Lane., PERM,04/04/2014
GEN/22/00234 - Holly DD notification, ,09/03/2022

3 Proposal

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4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council

Planning Application APP/23/00673 The Orchard, Mill Lane, Langstone, Havant, PO9 1RX

5No. Lombardy Poplars (T1-T5 on plan) reduce height to previous pollard points (approx 4m) within Conservation Area of Mill Lane.

No landscape objection.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

Langstone Harbour Board

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

(iii) Impact upon residential amenity

7.2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.

7.3 The Council seeks to protect tree coverage in the Borough, but when considering a section 211 notice the Council must consider the impact of the proposed works to the amenity value of the tree and its contribution towards preserving and enhancing the character and appearance of the Conservation Area to determine if it justifies protection by a TPO.

7.4 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Protection Orders and Trees in Conservation Areas'. The PPG state a number of criteria for the Council to consider, which include visibility, size and form, future potential, rarity, cultural/historical value, relationship with the landscape and contribution to the character and appearance of the Conservation Area.

7.5 After receiving the comments from the Council Landscape Architect and considering national guidance the local authority does not believe the proposed works to the trees would justify their protection with a TPO.

7.6 The proposed works are a continuation of previous pruning works to manage the trees and would not have a significant detrimental impact on the character and appearance of the Conservation Area and would be acceptable, in accordance with Policy CS11, CS16 and DM8 of the Core Strategy (2011).

8 **Conclusion**

Raise no objection.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/00673 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: To ensure provision of a satisfactory development.