
Site Address: 16 Queen Street, Emsworth, PO10 7BL
Proposal: Fell 1No. Crab Apple (marked as T1 on plan). Within conservation area of Emsworth.
Application Type: Conservation Area Tree
Application No: APP/24/00457 Expiry Date: 09/08/2024
Applicant: Mr McClay
Agent: Mr Fazackarley Case Officer: Tree Officer
 Michael Reed & Co Tree
 Service Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

16 Queen Street, Emsworth, PO10 7BL

2 Planning History

08/54086/000 - Reinstatement to second floor accommodation to include replacement roof timbers, lath and lime plaster ceilings. Replacement lath and lime plaster linings/walls. 4No. replacement vertical sliding timber box sash windows.
Replacement stone lintel., PERM,28/10/2008
GEN/15/00348 - Proposed High Gates into the house wall, wide enough to access a vehicle, boat or caravan., ,18/05/2015 14:08:25
GEN/23/00814 - Rear access - pedestrian and vehicular , ,23/10/2023 15:42:16

3 Proposal

Fell 1No. Crab Apple (marked as T1 on plan). Within conservation area of Emsworth.

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: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Councillor Charles Robert

Councillor Grainne Rason

Councillor Reuben Mychaleckyj

Landscape Team, Havant Borough Council

No landscape objection.

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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

[illegible]

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:

- Whether the proposed tree removal will impact the character and appearance of the Conservation Area.

7.2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any 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 on 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 Preservation 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 The Council Landscape Architect raises no landscape objection to removing this tree. The Chichester Harbour Conservancy raises no objection and has suggested that a replacement tree is provided to enhance biodiversity within the Chichester Harbour National Landscape. Regrettably, there is no facility in the Conservation Area regulations that would enable a replacement tree to be provided in this instance.

7.6 The proposed works would not have a significant detrimental impact on the character and appearance of the Conservation Area and would be in accordance with Policy CS11, CS16 and DM8.1 of the Core Strategy (2011).

8 Conclusion

Raises no objection

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/24/00457

(A)

(B) for the following reasons/subject to the following conditions