
Site Address: Manor Barn, and land opp 74 Lower Road, Havant, PO9 3LJ
Proposal: Refer to tree works schedule 110822 - all trees subject to TPO 1930. (opp 74 Lower Road).
Application Type: Works to TPO Tree
Application No: APP/23/00636 Expiry Date: 05/10/2023
Applicant: Mr Mason
Agent: Case Officer: Peter Slegg
Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Manor Barn, and land opp 74 Lower Road, Havant, PO9 3LJ

2 Planning History

APP/13/00408 - Discharge of Condition No's 3, 4, 5 and 6 of Planning Permission APP/10/00533., PERM,18/06/2013
07/70873/001 - Construction of 1No. detached 4 bedroom house with car port and altered access to Lower Road., PERM,28/06/2007
10/70873/002 - Extension of time limit for implementation of Planning Permission 07/70873/001 for the construction of 1No. detached 4 bed house with car port and altered access to Lower Road., PERM,30/03/2010
APP/10/00533 - Revised application for construction of 1No. detached 4 bed house with car port and altered access to Lower Road., PERM,04/11/2010
APP/12/00160 - Application for non-material change to Planning Permission APP/10/00533 relating to increase in width of western section and addition of 2No. velux rooflights., PERM,12/03/2012
APP/12/01152 - Application for non material changes to Planning Permission APP/10/00533 relating to change from car port to garage, addition of porch, change to location of front door, alterations to window sizes and location, addition of new roof lights., PERM,30/11/2012
APP/14/00511 - Discharge of Condition No. 4 of Planning Permission APP/10/00533., PERM,03/06/2014
APP/14/01040 - Variation of Condition No. 16 of Planning Permission APP/10/00533 (which granted permission for construction of 1No. detached 4 bed house with car port and altered access to Lower Road) to substitute approved drawings with revised plans seeking to regularise discrepancies in ground/eaves/ridge levels and finished floor levels in development undertaken on site., PERM,28/11/2014
GEN/15/00577 - TPO check/works., ,27/05/2015 10:55:44
GEN/15/00970 - Proposed siting of mobile home., ,07/10/2015 10:09:26
APP/16/01236 - Tree works., WD,13/01/2017
GEN/21/00455 - Proposed 8No. dwellings, ,09/07/2021 15:43:40
APP/21/00873 - 1No. Holm Oak (T36) Reduce crown by up to 1.5 metres to provide satisfactory clearance at the following specific points: telephone wire x 2 on east side; eaves and roof of 3 barn cottages on south east side; garage roof at adjacent property on west side. Raise crown by 1.5 metres over road to provide statutory clearance and

1 metre elsewhere, to provide general improved clearance below tree and specifically improved clearance over garage at adjacent property on west side. Subject to TPO 0496 within conservation area of Old Bedhampton., PERM,19/10/2021
GEN/21/01136 - Removal of TPO trees, NFA,09/11/2021
GEN/21/01184 - Proposed outbuilding to be used as a garden room/office.,
,29/11/2021 15:56:40
APP/22/00856 - Please refer to covering letter titled 'Manor Farm Condition Discharge Letter 30082022'., UNK,
GEN/23/00006 - Proposed solar panels., ,17/01/2023 13:39:38

3 Proposal

Refer to tree works schedule 110822 - all trees subject to TPO 1930. (opp 74 Lower Road).

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

Councillor Liz Fairhurst - Bedhampton

Councillor Phillipa Gray

Landscape Team, Havant Borough Council

Planning Application APP/23/00636 Manor Barn, and land opp 74 Lower Road,
Havant, PO9 3LJ

Refer to tree works schedule 110822 - all trees subject to TPO 1930. (opp 74 Lower Road).

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer 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 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 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 proposed works are largely to crown lift the trees to avoid them being a nuisance

to those accessing the site. The proposed works would be appropriate, retaining the amenity value of the trees to the local area but allowing necessary access.

- 7.4 The works would also involve the loss of 7 trees on site. The reason for the work is to allow the safe operation and maintenance of an existing gate and the removal of historic farm machinery.
- 7.5 Whilst it is disappointing to see the removal of protected trees, there are sound reasons for the works and due to the existing tree coverage in the group the loss of the trees in question will be mitigated by the existing trees. However, to ensure the group retains its amenity value to the local area and to maintain an even distribution of trees along the group, replacement planting is required to protect and enhance the amenity value of the tree group. The proposed works would be in accordance with Policy DM8 of the Core Strategy (2011).
- 7.6 The works to the trees should form part of their long-term management to safeguard their health and amenity value and all works must be undertaken in accordance with 'British Standard 3998:2010 (BS3998:2010) – Tree Works – Recommendations'.

8 **Conclusion**

It is recommended that the works to the trees should be granted consent subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/23/00636

(A)

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

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.

The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.

Reason: To control the timing of the works

Seven replacement native trees are required to be planted to retain the integrity of G3 Tree Preservation Order 1930. The location and species type for replanting for each of the replacement trees is to be agreed in writing with the local authority, within 3 months after the tree's removal, with tree planting being undertaken in the first available planting season following removal. The replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape-Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and

shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework

If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.