
Site Address: 8 Towers Garden, Havant, PO9 1RZ
Proposal: Remove 1No.Magnolia within Conservation Area of Langstone.
Application Type: Conservation Area Tree
Application No: APP/23/00268 Expiry Date: 17/05/2023
Applicant: Mr Edwards
Agent: Mr J Petley Case Officer: Tom Gregory
JP Tree & Garden Services
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

8 Towers Garden, Havant, PO9 1RZ

2 Planning History

96/61546/000 - Provision of dormer to rear, PERM,10/09/1996

APP/15/00980 - Reduce height of 1No. Eucalyptus to previous pruning points and remove lower branches overhanging boundary. Remove lower branches overhanging boundary from 2No. Cupressus. Reduce height of 1No. Holly by 5.5m, all within conservation area of Langstone., RNO,16/10/2015

APP/17/00512 - Crown reduce upto 2m overall, 1No. Magnolia (multi-stem). Remove any dead, crossing or epicormic branches as necessary. Within conservation area of Langstone., RNO,08/06/2017

APP/19/01057 - Reduce 1No. Magnolia back to old pruning points and crown lift to 2.5m, remove any dead, crossing or epicormic branches, within Conservation Area of Langstone.

, RNO,05/12/2019

APP/22/00736 - 1No. Magnolia - Reduce to old pruning points within Conservation Area of Langstone., RNO,11/10/2022

3 Proposal

Remove 1No.Magnolia within Conservation Area of Langstone.

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

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Councillor T Pike - St Faith's

Landscape Team, Havant Borough Council

Planning Application APP/23/00268 8 Towers Garden, Havant, PO9 1RZ

Remove 1No.Magnolia within Conservation Area of Langstone.

From a landscape perspective we have no adverse comments in relation to this application.

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 6

Comment	Officer Comment

[redacted] Towers Garden is in a Conservation Area, which has an Article 4 Direction in place. The grass on which the application magnolia stands is Crown land and does not belong to the owner of 8 Towers Garden. Recently we have lost a beech tree through disease and are left with only one very old beech tree the magnificent magnolia and a flowering pear. I object to the magnolia being felled, as it is covered with flowers in spring and is very healthy. No-one objects to it being regularly pruned by tree surgeons. Because of its position in the cul-de-sac, with its open frontages please could the tree have a tree preservation order put on it.	Noted
[redacted] this magnificent and well established magnolia. Towers Garden is an open-fronted cul-de-sac in a Conservation Area and is subject to an Article 4 Direction. The grass on which the magnolia stands belongs to the Crown and not to the owner of 8 Towers Garden. Recently we lost a mature beech tree through disease and only have one old beech and a flowering pear left, so that it is doubly important that the magnolia is retained. I do not agree that the tree restricts access via the path to the house. I enjoy a view of the tree from my house and I object to its being felled, as it is very healthy and covered with flowers in spring. No-one objects to the tree being pruned occasionally by reputable tree surgeons. If the tree were to be felled it would be necessary to order a replacement tree. However, Because of its beauty and its contribution to Towers Garden please could the tree be given a TREE PRESERVATION ORDER.	Noted

This application should be refused unless an undertaking is given that as soon as the magnolia is removed a small flowering tree such as a Japanese flowering cherry eg 'Amanagowa' should be planted.	Noted
We lived in [redacted] when it was first built. I loved the open view from the kitchen sink of all that went on around Towers Garden! Every time I see it now I think how I'd HATE to have had that view blocked, even by a lovely magnolia! If that is the reason for the request, I agree. If it's in order to park a car, that's different! (Fifty years ago ALL the cars went into their garages EVERY night - and the garage for No 8 is probably the easiest of all to get into!!)	Noted
If the magnolia tree at 8 Towers Gardens has to be felled, might it be replaced with an amelanchia, a much smaller tree, less dense, and a very pretty tree in both spring and autumn? Towers Gardens is in a conservation/preservation area and lost a large beech tree recently. The road needs replacement trees to soften the area.	Noted
Langstone is a conservation area which has lost several trees over the years and recently lost a large beech tree due to disease. To lose another would be detrimental to the environment. In addition the land on which it stands belongs to the crown rather than the owner. As the property is currently on the market the tree should remain as the new owner might enjoy the tree, particularly when it's in bloom. Since the area is subject to an article 4 direction perhaps a TPO would be appropriate as it would be a terrible shame to see yet more destruction to this beautiful area.	Noted
I am a frequent visitor to the Towers Garden area of Langstone and the roadside flora is always a welcome sight. Removal of this tree will be to the detriment of the area, which is after all a Conservation Area. I could be minded to move to	Noted

Langstone one day, but not if it becomes another congested expanse of paved frontages and parking. No 8 Towers Garden does have a garage already. I object to this proposal and support the suggestion of this magnolia tree having a preservation order placed on it.	
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Summary:

Comment:

7 Planning Considerations

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

7.2 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.

7.3 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.

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

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

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/23/00268

(A)

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