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Site Address: 2A The Mews, Langstone High Street, Havant, PO9 1SL  
Proposal: Fell 1No. Silver Birch within the Conservation Area of Langstone.  
Application Type: Conservation Area Tree  
Application No: APP/23/00646 Expiry Date: 21/09/2023  
Applicant: Ms Nicola Moore  
Agent: Case Officer: Peter Slegg  
Ward: St Faiths

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Recommendation: **RAISE NO OBJECTION**

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## 1 **Site Description**

2A The Mews, Langstone High Street, Havant, PO9 1SL

## 2 **Planning History**

09/51864/016 - To fell 7No. Leylandi, all within Langstone Conservation Area.,  
RNO,27/07/2009  
APP/12/00133 - Application to carry out tree works including felling, crown reduction,  
crown lift and reduction in height of boundary height. All trees within Langstone  
Conservation Area. , RNO,23/03/2012  
APP/14/00037 - Removal of 1No. Leylandii; within Conservation Area of Langstone.,  
RNO,17/02/2014  
GEN/17/00546 - Fencing options for conservation area, ,13/06/2017 10:17:50  
GEN/19/00752 - Replacement windows in conservation area., ,02/10/2019 12:54:34  
GEN/22/00357 - Proposed front and rear extensions  
, ,24/06/2022 17:45:40  
GEN/22/00946 - Demolish existing building and rebuild the same design that was  
agreed, and permission was granted for., ,10/01/2023 15:55:17  
GEN/23/00712 - Diseased/dying silver birch, ,07/08/2023

## 3 **Proposal**

Fell 1No. Silver Birch within the 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

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**

**Councillor Gillian Harris**

**Councillor Imogen Payter**

**Councillor Phil Munday - St Faiths**

**Landscape Team, Havant Borough Council**

Planning Application APP/23/00646 2A The Mews, Langstone High Street, Havant,  
PO9 1SL

Fell 1No. Silver Birch within the Conservation Area of Langstone.

No landscape objection. Having reviewed the sketch plan I would recommend ensuring that the new tree is not planted too close to the existing wall.

Kind regards,

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                  | Officer Comment |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|                                                                                                                                                          |                 |
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|                                                                                                                                                          |                 |
| rather than chop the tree down could it not be pruned to a manageable size, it is a shame to destroy a silver birch as they are light and graceful trees |                 |

**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 tree would justify its protection with a TPO.

7.6 It is encouraging that the applicant is proposing a replacement tree, but the Landscape Architect advises that consideration be made to the location of the replacement so that is far enough away from the wall when fully mature to avoid the tree being a nuisance.

7.7 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 CS11, CS16 and DM8 of the Core Strategy (2011).

7.8 There was an objection to the removal of the tree with suggested alternative works to prune the tree to a manageable size. These comments are acknowledged, but the result of pruning the tree would reduce its amenity value and would need to be repeated as part of a long-term management plan. Birch often suffer from poor health when repeatedly pruned, therefore the proposed option to prune the tree was discounted.

## **8 Conclusion**

Raise no objection.

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**9 RECOMMENDATION:**

That the Head of Place be authorised to <AnISCommDcnTyp> for application  
APP/23/00646

(A)

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