
Site Address: St Thomas A Becket's Church, Church Lane, Havant, PO9 2TU

Proposal: Fell 1 No. Maple (T9); crown reduce south side canopy of 1 No. Yew (T5) by 1.5M, leaving a remaining 7M spread. Crown reduce eastern side of various trees back to fence line and fell 1 No. Elm within G2. Within Conservation Area of St Faiths.

Application Type: Conservation Area Tree

Application No: APP/23/00677 Expiry Date: 18/10/2023

Applicant: Mr J Scanlon
Norse South East

Agent: Case Officer: Peter Slegg

Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

St Thomas A Becket's Church, Church Lane, Havant, PO9 2TU

2 Planning History

07/54008/002 - Tree works, in accordance with Schedule, within the curtilage of the Church of St Thomas a Becket within Warblington Conservation Area. , RNO,09/01/2008

APP/10/00821 - Crown raise to 4m and remove 7 No. limbs in south west quadrant of crown to 1 No. Oak tree. Fell 1 No. Cherry tree. Crown raise to 3m and remove 6 No. limbs in south west quadrant of crown to 1 No. Lime tree. Crown raise to 3m 1 No. Yew tree. Reduce height of hedge to 2m (excepting mature trees). All within Warblington Conservation Area. , RO,07/03/2011

GEN/11/01160 - Comments from Estates re NVZ issues., ,22/08/2011

APP/11/01749 - Application to carry out tree works including various crown raise and crown reduction works and selective felling of trees; all trees within Warblington Conservation Area.

Section 211 of Town & Country Planning Act 1990 (As Amended) - Tree Regulations 1999 allows for the exemption of trees under stem diameter of 75mm at 1.5m, as such the Thorn hedgerow is found to be exempt from this notification., RNO,15/05/2011

GEN/12/00650 - Repairs to old flint and brick wall., ,15/06/2012

APP/13/01194 - Crown raise by up to 3m Lime (T1), Rowan (T2), Cherry (T3), Yew (T4), and crown raise by up to 4m Cherry, Elderberry, Hawthorn & Elm which are part of Group 1, all trees within Warblington Conservation Area., RNO,06/01/2014

APP/15/01303 - Raise crown 1 No. Lime (T4) on south side. Raise crown 8 No. Yew (T5, T6, T13, T17, T20, T23, T24), 2 No. Elderberry (T17-A, T20-A), 1 No. Norway Maple (T25) and 1 No. Apple (T10) by 1.5m, within Conservation Area of Warblington., RNO,21/12/2015

APP/16/00682 - Reduce primary limb of 1 No. London Plane by 6m on south side, within Conservation Area of Warblington., RNO,26/08/2016

GEN/16/01008 - Archive documents from 1998 relating to Black Barn, ,16/09/2016

GEN/16/01104 - Proposal to change "watch hut" to WC within conservation area of Warblington., ,11/10/2016

APP/20/01189 - Fell 3No in total Leylandii and Cupressus and replace with native hedge mix, within Conservation Area of Warblington., RNO,01/02/2021
APP/21/00033 - Installation of a new septic tank to serve the church; drainage to the tank; a new path; and a timber shed., PERM,07/07/2021
GEN/22/00798 - Replacement of the existing bunded heating oil tank in the NW corner of the churchyard. , ,12/09/2022
APP/22/00976 - Canopy lift trees to a height of 2.5 metres above ground level within the red area on sketch plan. Trees within conservation area of Warblington., PERM,07/12/2022

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: Warblington

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Conservation Officer

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council

Planning Application APP/23/00677 St Thomas A Becket's Church, Church Lane,
Havant, PO9 2TU

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No landscape objection.

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: 1

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).
- 7.7 In accordance with government guidance ('Tree Preservation Orders and trees in conservation areas') there is a duty on the landowner to replace a dead tree in a conservation area, therefore two replacement trees should be planted to replace the maple (T9) and the elm (G2).

8 Conclusion

Raise no objection.

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/00677 for the following reasons/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.