
Site Address: Havant Youth Sail Training Scheme, adj The Ship Inn,
Langstone Road, Havant, PO9 1RD
Proposal: Fell 1No. self-set Ash to hedge/fence height, within Conservation Area of
Langstone.
Application Type: Conservation Area Tree
Application No: APP/23/00621 Expiry Date: 15/09/2023
Applicant: Mr Graham Mundie
Tree Team, Universal Services
Agent: Case Officer: Peter Slegg
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Havant Youth Sail Training Scheme, adj The Ship Inn, Langstone Road, Havant, PO9 1RD

2 Planning History

00/59318/003 - Variation of condition 6 of Planning Permission 00/59318/002 to exclude existing timber boat shed from demolition, PERM,22/09/2000
00/59318/002 - Single storey extension containing a Boathouse and store and terrace on roof, PERM,13/06/2000
00/59318/001 - Revetment repair and works to a 50 metre strip of shore line, PERM,01/06/2000
96/59318/000 - Demolition of boat shed and former club house and construction of 2 storey extension to north elevation of existing club house, incorporating lookout tower which extends to 3 storey and 1st floor balcony extension., PERM,06/03/1997
APP/11/01093 - Erection of two storey extension on west elevation., PERM,26/08/2011
APP/12/00039 - Construction of shared use pedestrian/cycle path from south terminus of Hayling Billy Trail (opposite The Ship Inn) to existing cycleway on west side of Langstone Bridge., PERM,02/04/2012
GEN/12/01227 - Proposed land swap., ,14/12/2012
GEN/13/00478 - Proposed land purchase., ,31/07/2013
GEN/16/00171 - Files on Emsworth Sailing Club's applications since 2010., ,17/02/2016
GEN/18/00293 - Extension/continuation of building, ,16/05/2018 15:19:52
GEN/18/01058 - Pre-app follow up, ,01/11/2018 15:29:47
APP/19/00032 - Proposed first floor extension to north west corner of Sailing Club to provide office and provision of solar panels to west facing roof slope., PERM,27/09/2019
APP/21/00585 - Proposed ground floor extension on North West elevation, with decking area above and railings, to form a junior training room., PERM,09/09/2021
GEN/21/00935 - Langstone FCERM Scheme-development of the detailed proposals and required assessment work., ,
GEN/21/01219 - Erection of 12 metre high crane., ,26/01/2022 15:08:24

3 Proposal

Fell 1No. self-set Ash to hedge/fence height, 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

Conservation Officer

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

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: 7

Number of site notices: 1

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:
- 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 considering national guidance the local authority does not believe the proposed works to the tree would justify its protection with a TPO.
- 7.6 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).
- 7.7 Although not a requirement of the applicant, the Council would encourage the applicant to consider planting a replacement tree on the site to maintain the overall tree cover of the area and the positive impact trees have on the character and appearance of the Conservation Area.

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/00621