
Site Address: 14 Harbour Way, Emsworth, PO10 7BE
Proposal: T1 and T2 - Crab Apple Trees - Crown reduce by 1m overall, leaving a height of 3m by 2.5m within Conservation Area of Emsworth.
Application Type: Conservation Area Tree
Application No: APP/23/00723 Expiry Date: 31/10/2023
Applicant: Kings Quay Maintenance Company
Kings Quay Maintenance Company
Agent: Mr Fazackarley Case Officer: Peter Slegg
Michael Reed & Co Tree Service Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

14 Harbour Way, Emsworth, PO10 7BE

2 Planning History

04/69478/000 - Substitution of cedar boarding for areas of existing tile hanging, and construction of windbreak on east elevation., PERM,08/07/2004

3 Proposal

T1 and T2 - Crab Apple Trees - Crown reduce by 1m overall, leaving a height of 3m by 2.5m within Conservation Area of Emsworth.

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: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Councillor Grainne Rason

Councillor Lulu Bowerman

Councillor R Kennett

Landscape Team, Havant Borough Council

Planning Application APP/23/00723 14 Harbour Way, Emsworth, PO10 7BE

T1 and T2 - Crab Apple Trees - Crown reduce by 1m overall, leaving a height of 3m by 2.5m within Conservation Area of Emsworth.

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: 4

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 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).

8 Conclusion

Raise no objection.

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application
APP/23/00723