
Site Address: 25 Manor Close, Havant, PO9 1BD
Proposal: 2No.Silver Birch - reduce to old pruning points; 1No. Holly - reduce to old pruning points; 1No.Snake Bark Maple - reduce to old pruning points, remove any dead, crossing or epicormic branches from all above trees as necessary, within conservation area of St Faiths.
Application Type: Conservation Area Tree
Application No: APP/23/00267 Expiry Date: 17/05/2023
Applicant: Mr Bird
Agent: Mr J Petley Case Officer: Tom Gregory
JP Tree & Garden Services
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

25 Manor Close, Havant, PO9 1BD

2 Planning History

00/55647/006 - Notification of intention to fell a Horse Chestnut tree in the rear garden of 25 Manor Close within St. Faiths conservation area., RNO,29/09/2000
00/55647/007 - Notification of intention to fell an Ash tree adjacent to garage at 25 Manor Close, within St Faiths Conservation Area., RNO,22/11/2000
94/55647/004 - Demolition of part of rear boundary wall., PERM,
94/55647/005 - Rebuilding boundary wall in style of original (fronting Prince George Street)., PERM,
90/55647/000 - Notification of intention to fell willow in St. Faith's conservation area., RNO,19/01/1990
92/55647/003 - Felling of Willow to rear of 25 Manor Close., ,22/09/1992
08/55647/008 - Notification of intention to crown lift a Snakebark Maple by 2m and thin by 10%, crown reduce Cherry tree by 20%, crown reduce 2No. Birch trees by 10% and fell 1No. Ash tree all works are within St Faiths Conservation Area., RNO,18/11/2008
APP/12/00994 - Reduce height of 1No. Snake Bark Maple by 2m, crown reduce 1No. Cherry tree by 2m to northern sector; crown thin 2No. Birch by 10%; all within St Faiths Conservation Area., RNO,07/11/2012
GEN/14/00792 - Proposed extension., ,03/09/2014 13:09:57
APP/15/00731 - Fell 1No. Apple tree, within conservation area of St Faiths., RNO,19/08/2015
APP/17/01300 - Crown reduce by 2m overall 1No. Snake Bark Maple; crown reduce by 2.5m overall 2No. Silver Birch tree and Crown reduce by 0.5m 1No. Holly, all trees are within St Faiths Conservation Area., RNO,24/01/2018
APP/20/01164 - Crown reduce overall 1No. Snake Bark Maple back to old pruning points, remove 2 lowest branches situated at 2.5m from ground level on neighbours side (north-east). Remove any dead, crossing or epicormic branches as necessary. Within Conservation area of St Faiths., RNO,11/01/2021

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

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: St Faiths

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Councillor T Pike - St Faith's

Landscape Team, Havant Borough Council

Planning Application APP/23/00267 25 Manor Close, Havant, PO9 1BD

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

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: 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 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 trees and their contribution towards preserving and enhancing the character and appearance of the Conservation Area to determine if they justify 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 trees would justify their 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/23/00267

(A)

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