
Site Address: Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

Proposal: Crown reduce all northern sectors of 1No. Beech (T2) by 2.8m to leave crown width of 9m from centre of tree; reduce western sectors by 2.5m to leave a crown width of 7m from centre of tree; shape into top. Remove any dead, crossing or epicormic branches as necessary. Subject to TPO 0994

Application No: APP/20/00758

Expiry Date: 22/10/2020

Applicant: Mr Denton

Agent: Mr J Petley
JP Tree & Garden Services

Case Officer: Maria Stewart

Ward: St Faiths

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

2 Planning History

02/51864/010 - To reduce to a height of 5.5m 7 Leylandi and to fell a Leylandi within the Langstone Conservation Area., RNO,26/11/2002

00/51864/009 - Continued use of garage and loft over as offices, TPP,27/10/2000

00/51864/008 - Notification of intention to reduce in height by 5 metres 6 Leylandii trees within Langstone Conservation Area., MTPO,02/03/2000

99/51864/007 - Notification of intention to fell 4 Sycamore trees along the north side of the tennis court, fell 1 Sycamore tree and reduce in height another Sycamore tree, both trees along the drive near the southern boundary and fell 2 Sycamore and 1 Holly tree adjacent to Orchard Cottage, 2 The Mews, Langstone High Street. All trees are within Langstone Conservation Area., RNO,10/02/1999

97/62764/000 - Single storey extension to south elevation, PERM,19/09/1997

96/51864/006 - New dormer on north east elevation (Retrospective)., PERM,24/09/1996

95/51864/005 - Continued Use of ground floor of garage as offices, insertion of patio doors in rear elevation and renewal of PP No. 94/51864/4 to continue using first floor of building as offices., ,06/06/1996

94/51864/004 - Renewal of planning permission ref: 93/51864/2 to continue use of office above garage as marketing company., TPP,26/04/1994

92/51864/001 - Conversion to two dwellings, WD,19/05/1992

93/51864/002 - Use of office above garage for marketing company and retention of dormer to north elevation of garage., ZHIS,21/05/1993

03/51864/011 - Renewal of temporary planning permission 00/51864/009 to allow the continued use of garage and loft over as offices., TPP,10/12/2003

04/51864/012 - Notification of intention to reduce to 2 metres 3x Holly trees and 3x Laurel trees. Remove 1x Sycamore tree all within Langstone Conservation Area., RNO,29/09/2004

06/51864/014 - Erection of a timber framed garage for 3 cars, including the felling of a tree within Langstone Conservation Area., WD,10/01/2007

06/51864/013 - Conversion, extension and change of use of existing garage block to

1No. 3 bedroom detached house with integral single garage and altered access to Langstone High Street., WD,10/01/2007
 07/51864/015 - Minor alterations and conversion of annex to a separate 2/3 bedroom dwelling., WD,28/02/2008
 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
 GEN/14/00440 - Removal of Macracarpa - felled during storms, ,23/04/2014
 APP/16/00518 - Fell 13No. Sycamore trees within Langstone Conservation Area., RNO,21/06/2016
 GEN/17/00546 - Fencing options for conservation area, ,13/06/2017 10:17:50
 GEN/18/00028 - Erection of new dwelling within curtilage., ,19/02/2018 10:37:06
 GEN/18/00838 - Proposed installation of a log burner and flue., ,24/10/2018 13:57:24
 GEN/19/00752 - Replacement windows in conservation area., ,02/10/2019 12:54:34
 APP/20/00006 - Beech (T2 - marked as tree 1 on plan) reduction of laterals 2.5m on South - South West sectors, 2.8 m on South East - East sectors and shape into top (no height reduction) - crown clean removing dead/crossing/rubbing branches and crown lift to 4m (all work to suitable growth points and without removing any major limbs).
 Oak (T1 - marked as tree 4 on plan) Deadwood as necessary within crown. Trees subject to TPO 0994., PERM,27/02/2020
 APP/20/00007 - Holm Oak (marked tree 2 on plan) Reduce by 2.5 metres south/south west and south east sectors. Shape into top of canopy, leaving a canopy width of 9.5 metres on all southern sectors (when measured from centre of stem at ground level). Crown lift to 5m without removing any major limbs and no pruning wounds larger than 25mm.
 Remove any dead, crossing or epicormic branches as necessary.
 Sweet Chestnut (marked tree 3 on plan) Remove. Tree dead and infected with Honey Fungus. Both trees within Conservation Area of Langstone., RNO,14/02/2020
 APP/17/01310 - Crown reduce by 2m 1No. Macrocarpa; crown reduce 0.25m and removal of new growth to 1No. Yew. Both trees within Langstone Conservation Area., RNO,28/02/2018
 APP/20/00072 - Replacement windows in south west elevation., PERM,01/04/2020
 APP/20/00794 - Single storey nine car garage and turning area., DEL,

3 Proposal

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4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

Landscape Team, Havant Borough Council

Planning Application APP/20/00758 Langstone Lodge, 1 Langstone High Street,
Havant, PO9 1RY

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

Kind regards,

Harry Mitchell CMLI
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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer 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:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

7.3 This application to undertake work to a tree protected by a Tree Preservation Order relates to the proposed pruning of one large mature Beech tree situated in the garden of Langstone lodge.

7.4 As far as it was reasonable to see the tree appeared to have good vigour and vitality for its age and species. The applicant wishes to prune the trees north and west sectors to rebalance after pruning was undertaken to the eastern and southern sectors earlier this year.

7.5 No objections to the application have been received.

8 **Conclusion**

The work proposed is considered to be appropriate and proportionate and therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/20/00758

(A)

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

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.

- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.
Reason: To control the timing of the works