

Recommendation: **RAISE NO OBJECTION**

02/65482/008 - Fell 6 Pittosporum trees (marked 2, 4-8) at The Granary, Wade Lane within Wade Court Conservation Area., RNO,28/03/2002

01/65482/007 - Fell a Pittosporum tree (T11) and two Cherry trees (T14, & T17) at the Granary, Wade Lane, within Wade Court Conservation Area., RNO,17/01/2002

01/65482/004 - Removal of redundant chimney stack. Reconstruction and relocation of existing stack, UNK,06/06/2001

01/65482/006 - Demolition of part of existing dwellinghouse and outbuildings and erection of part single and part 2-storey extension on eastern side of remaining building including provision of double garage, east and west facing dormer windows and associated alterations and revised access arrangements (Resubmission), PERM,10/10/2001

01/65482/000 - Alterations and extension after removal of existing structures. New double garage and access., WD,03/05/2001

01/65482/001 - Fell a Bay tree, 1 Sycamore tree, 3 Apple trees, a Golden Conifer, a Magnolia tree and a Holm Oak tree. Also pollard down to 2m a Pittosporum tree. All 9 trees are at 'The Granary', Wade Lane and within Wade Court Conservation Area., RNO,30/04/2001

01/65482/002 - Fell 2 Myrobalan Plum trees (T2 & T31), 3 Sycamore trees (T10, T21 & T25) and a Willow tree (T29). Pollard down to 5m a Hawthorn tree (T5) and pollard down to 4m a Myrobalan Plum (T3). All 8 trees are at The Granary, Wade Lane within Area A2 subject to TPO 467., PERM,20/06/2001

01/65482/003 - Remove two lower limbs and reduce remaining growth on south sector by 20% of a Beech tree (T7). Reduce lowest southern limb by 50% of a Sycamore tree (T13). Crown raise up to 5m a Horse Chestnut tree (T20). Crown raise up to 6m another Horse Chestnut tree (T23). Crown raise up to 2.5m a Yew tree (T16). All 5 trees are at The Granary, Wade Lane within Area A2, subject to TPO 467., SPL,20/06/2001

03/65482/009 - To fell a Hawthorn tree and a Horse Chestnut tree within the Wade

Court Conservation Area., RNO,19/05/2003

08/65482/010 - To carry out works to trees within the Wade Court Conservation Area as per schedule supplied. Removal of Bay tree, removal of Horse Chestnut, crown reduction of Apple tree by 50% and crown reduction of Magnolia tree by 25%. , RNO,12/01/2009

08/65482/011 - Remove broken limb, remove dead wood, reduce lower limb over Wade Lane by 2m a Horse Chestnut; crown lift to 5m over Wade Lane a Horse Chestnut; reduce lowest limb by 2m; upon aerial inspection, remove any diseased/dangerous branches a Horse Chestnut; crown lift to 5m a Horse Chestnut; crown lift to 3m a Yew tree; remove a Bay tree; remove lowest south facing limb and south west facing limb to balance a Sycamore tree, and remove a Holly tree all within Area A2 of TPO Zone 0467. , PERM,09/01/2009

GEN/12/00240 - Proposed window/ patio door alterations., ,29/02/2012

GEN/16/00722 - Removal of dying apple tree in Conservation area., ,21/06/2016

APP/20/00189 - Fell 1No Hawthorn (T3), Crown Lift to 6m from ground 1No Sycamore (T7), proposed works to 4No. trees (Horse Chestnut, Yew, Beech, Cherry Plum) as per accompanying schedule. All trees within Conservation Area Wade Court and TPO Area A2 subject to TPO 0467., DEL,

3 Proposal

Reduce crown height by 1.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Magnolia (T6). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Elder (T8). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 2m, leaving spread of 7m on 1No Laburnum (T9). All trees within Conservation Area Wade Court.

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

Listed Building Grade: Not applicable.

Conservation Area: Wade Court

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

Dear Ms Stewart,

The Granary, Wade Lane, Havant, PO9 2TB

APP/20/00203 ? Reduce crown height by 1.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Magnolia (T6). Reduce

crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Elder (T8). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 2m, leaving spread of 7m on 1No Laburnum (T9). All trees within Conservation Area Wade Court.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation ? No objection, subject to the works being carried out outside the bird breeding season, unless an ecologist is able to inspect the trees and confirm no birds are nesting in each relevant tree.

Following a site visit made 12.3.20 where the agent described the works to be carried out to each tree, having regard to the Policy framework* below, it is noted that these trees are clearly visible, with the Magnolia less so from Wade Lane, very close to the house. Despite this, they are still thought to have some amenity value and contribute to the character and appearance of Wade Court Conservation Area.

None of the trees are visible from the Harbour.

It is noted that under previous applications various other tree works have been sought and granted in the past.

The Conservancy is pleased that the applicant is retaining each tree, so overall, the character and appearance of the Conservation Area will be preserved and the overall purposes of the AONB not harmed.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street,
West Itchenor,
PO20 7AW

*Policy framework

NPPF ? 170, 172, 174-175, 185, 188-189 and 193 specifically (& 1-3, 7-12, 28, 38-40, 42-43, 47, 124-125, 127, 130 and 148-149 generally); NPPG ? ID?s 06, 08 and 18a; HBLP ? CS11-CS12, DM8-DM9: CHMP - 1; PP?s ? 01.

NPPF ? National Planning Policy Framework (Revised 2018)

NPPG ? National Planning Practice Guidance (2014)

HBLP ? Havant Borough Local Plan (2011/2014)

CHMP ? Chichester Harbour Management Plan (2014-2019)

PP ? Planning Principles (adopted 17.10.16)

SPG/SPD ?

Wade Court Conservation Area leaflet

Borough Design Guide

Joint CHCAONB SPD

Conservation Officer

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/20/00203 The Granary, Wade Lane, Havant, PO9 2TB

Reduce crown height by 1.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Magnolia (T6). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 3m, leaving spread of 5m on 1No Elder (T8). Reduce crown height by 2.5m, leaving crown height of 6.5m and reduce crown spread by 2m, leaving spread of 7m on 1No Laburnum (T9). All trees within Conservation Area Wade Court.

From a landscape perspective we have no adverse comments.

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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Summary:

Comment:

7 Planning Considerations

- 7.1 This notice of intent to undertake work to trees located within a designated Conservation Area relates to the proposed pruning of 1No Magnolia (T6), 1No Elder (T8) and 1No Laburnum (T9) within the ground of The Granary.

The work is considered to be reasonable maintenance of the trees.

No objections to the notice of intent have been received.

8 Conclusion

The work proposed is considered to be appropriate and proportionate and therefore no objection should be raised.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/20/00203

(A)

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