

Recommendation: **GRANT TPO CONSENT**

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/20/00203 - 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., RNO,01/04/2020

3 Proposal

Reduce height by 7m from 16m, reduce limb over road by 4m from 10m and crown lift to 6m 1No Horse Chestnut (T1)

Reduce width by 3m to leave 6m 1No Yew (T2)

Fell 1No Hawthorn (T3),

Reduce height by 6m leaving 12m, reduce width by 2.5m leaving 6.5m 1No Beech (T4)

Reduce height by 5m leaving 2m 1No Cherry Plum (T5)

Crown Lift to 6m from ground 1No Sycamore (T7)

All trees within Conservation Area Wade Court and TPO Area A2 subject to TPO 0467.

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: 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/20/00189 ? 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

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. In the spirit of climate change, the Conservancy considers it would be good if the applicant could carry out some replacement tree planting in the garden to mitigate the loss of the Hawthorn 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, and in respect to the Beech, 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, where some of the trees are covered by TPO 0467.

None of the trees are visible from the Harbour.

It is not known whether the Horse Chestnut tree contains a Woodpecker nest, although I noted the obvious evidence of that species using the tree from cavities high up the stem. I also saw the large cavity in the rear of the Cherry Plum. That latter tree and the Hawthorn to be felled are less prominent in the landscape/Conservation Area.

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

Other trees in the plot will remain, 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/20/00189 The Granary, Wade Lane, Havant, PO9 2TB

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. | The Granary, Wade Lane, Havant, PO9 2TB

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

Kind regards,

Harry Mitchell

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

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 works to trees protected by a Tree Preservation Order relates to the proposed felling and pruning of a number of trees within the grounds of the property.

Given the situation of some of the trees, they can be said to offer visual amenity to the street scene.

The work proposed is considered to be appropriate to maintain the trees in their location. The removal of the Hawthorn will not affect the character or appearance of the area.

No objections to the application have been received.

8 Conclusion

The work proposed is considered to be appropriate, necessary 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/20/00189 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 1 year from the date of this decision.

Reason: To control the timing of the works.