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

Proposal: 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.

Application No: APP/20/00007

Expiry Date: 14/02/2020

Applicant: Mr Denton

Agent: Mr J Petley
JP Tree & Garden Services

Case Officer: Maria Stewart

Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

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., PERM,

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) Reduce 3m south sector, 3m south west sector, 4m east sectors. Shape into top of canopy, leaving a tree canopy 6 metre wide on south and east sectors (when measured from centre of main stem at ground level) remove any dead, crossing or epicormic branches as necessary. Oak (T1 - marked as tree 4 on plan) Deadwood as necessary within crown. Trees subject to TPO 0994., DEL,

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., INV,

3 Proposal

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 8.5 metres on all southern sectors (when measured from centre of stem at ground level). 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.

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)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

Langstone Harbour Board

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: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

- 7.1 This notice of intent to undertake works to trees located within the Langstone Conservation Area relates to the proposed pruning of one Holm Oak and felling of a dead Sweet Chestnut (exempt).

The Holm Oak is a mature specimen situated adjacent to the driveway entrance and Langstone High Street. Because of its position it is considered to have significant public amenity value.

The tree appeared to have good vigour and vitality for its age and species and no information has been submitted to suggest otherwise.

Branches of the Holm Oak are now hanging low over the pavement and extending towards the road. It requires pruning to create sufficient clearance.

No objections to the notice of intent have been received.

8 Conclusion

The specification of work has been amended with the agreement of the agent and is now considered to be appropriate and proportionate and therefore no objection should be raised to this proposal.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/20/00007.