

Consultee Comments for Planning Application APP/19/01057

Application Summary

Application Number: APP/19/01057

Address: 8 Towers Garden, Havant, PO9 1RZ

Proposal: Reduce 1No. Magnolia back to old pruning points and crown lift to 2.5m, remove any dead, crossing or epicormic branches, within Conservation Area of Langstone.

Case Officer: Maria Stewart

Consultee Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear Ms Stewart,

8 Towers Garden, Havant, PO9 1RZ

APP/19/01057 Reduce 1No. Magnolia back to old pruning points and crown lift to 2.5m, remove any dead, crossing or epicormic branches, within Conservation Area of Langstone

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to works being carried out outside the bird nesting/breeding season, (i.e. not within the period beginning of March to end of August)

A site visit was made 5.11.19 and regard had to the policy framework* below.

It is noted this is a similar application to APP/17/00512 and appears to be regular husbandry being administered to the tree, albeit the crown lift is now to 2.5m (compared to 2m, last time of asking).

This magnolia continues to be an attractive feature of this open-plan cul-de-sac, which is albeit still dominated by a larger tree on the right when entering Towers Garden.

The Conservancy is still pleased to see the tree being retained and subject to the councils tree officer being satisfied, no objections are raised to the proposed crown reduction works.

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 IDs 06, 08 and 18a; HBLP CS11-CS12, DM8-DM9, DM20: HBLPPV DR1, E5, E13-E15, E18; CHMP - 1, 2, 8 & 15; PPs 01.

NPPF National Planning Policy Framework (2012)

NPPG National Planning Practice Guidance (2014)

HBLP Havant Borough Local Plan (2011/2014)

CHMP Chichester Harbour Management Plan (2014-2019)

PP CHC Planning Principles (adopted by Conservancy 17.10.16)

SPG/SPD

Joint Chichester Harbour AONB SPD (2017)

Borough Design Guide (2011)

CACA and Management Plan for Langstone Conservation Area (2011)