
Site Address: Tulip Tree House, Mill Lane, Langstone, Havant, PO9 1RX
Proposal: Crown reduce 3No. Pyrus by 0.5m all over; Crown reduce 1No. Whitebeam by 0.5m. all over; Trim top and sides of 1No. Yew hedge by 0.3m; Crown reduce 1No. Prunus by 1m all over; Crown lift 2No. Birch to 3m and thin by 30%; Crown reduce 3No. Pyrus by 0.5m all over; Crown reduce 1No. Cherry Plum by 1m all over; Crown reduce 1No. Willow by 0.5m all over; Stumpgrind 2No. Old stumps; Crown reduce 1No. Robinia by 0.5m all over. All trees within conservation area of Mill Lane.

Application No: APP/18/01230

Expiry Date: 04/01/2019

Applicant: Mr/s Skeet

Agent: Mr Spratt

Case Officer: Maria Stewart

Skyfell Tree Specialists

Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Tulip Tree House, Mill Lane, Langstone, Havant, PO9 1RX

2 Planning History

00/65615/000 - Single storey extension (on west side) to house swimming pool, PERM,24/10/2000

00/65615/001 - Single storey extension to house swimming pool and lean to structure to house pool equipment, WD,07/06/2001

04/65615/002 - Tree works., UNK,

07/65615/003 - Notification of intention to prune various species of trees within the curtilage of Tulip Tree House within Mill Lane Conservation Area., RNO,01/10/2007

09/65615/004 - Fell 1No. Holly tree situated within Mill Lane Conservation Area., RNO,23/11/2009

APP/18/01232 - Trim top and sides of 1No. Yew Hedge by 0.3m. Subject to TPO 1661., WD,14/12/2018

3 Proposal

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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: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Landscape Team

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: 7

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 within the Mill Lane Conservation Area relates to the proposed pruning of trees within the garden. The trees are all small, regularly managed specimens.

The property is set back off the private drive and due to the secluded nature of the property and the size of the trees, they have no public amenity value. The work proposed is considered to be general garden maintenance and no objection should be raised to this proposal.

No representations or objections have been received.

8 **Conclusion**

The trees are not suitable specimens to be protected by a Tree Preservation Order 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/18/01230

(A)

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