
Site Address: 15 Manor Close, Havant, PO9 1BD
Proposal: Fell 1No. Bay tree; Fell 1No. Rowan tree; Fell 1No. Pittosporum tree,
all within Conservation Area of St Faiths.
Application No: APP/18/00139 Expiry Date: 15/03/2018
Applicant: Mr C Carre
Agent: Mr M Reed Case Officer: Maria Stewart
All Tree Solutions Ltd
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

15 Manor Close, Havant, PO9 1BD

2 Planning History

09/74032/000 - Crown reduce by 30% 1No. Berberis within St Faiths Conservation Area., RNO,21/10/2009
APP/10/00255 - Crown reduce by 2m 1No. Magnolia tree and remove lowest branch of Berberis within St Faiths Conservation Area., RNO,10/08/2010
APP/11/01304 - Reduce by 1.5m 1No. Berberis tree, to allow clearance for footpath, within St Faith's Conservation Area., RNO,06/09/2011
APP/12/00770 - Reduce height by 2.5m and width by 1.5m to 1No. Magnolia tree, and reduce Forsythia hedge by 1m, within St Faith's Conservation Area., RNO,07/09/2012
APP/13/00998 - Reduce 1No. Berberous by 0.5m; reduce Privett hedge by 1.5m; reduce Forsythia hedge by 1m; reduce height of 1No. Bay by 2.5m and width by 1.5m; reduce height of 1No. Rowan by 1.5m and width by 1.5m; all within Conservation Area of St Faiths., RNO,07/11/2013
APP/14/00792 - Crown reduce height by 2m and width by 1m 1No. Magnolia within Conservation of St Faiths., RNO,05/09/2014

3 Proposal

Fell 1No. Bay tree; Fell 1No. Rowan tree; Fell 1No. Pittosporum tree, all within Conservation Area of St Faiths.

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: St Faiths

5 Statutory and Non Statutory Consultations

Landscape Team, Havant Borough Council

Planning Application APP/18/00139 15 Manor Close, Havant, PO9 1BD.

APP/18/00139 | Fell 1No. Bay tree; Fell 1No. Rowan tree; Fell 1No. Pittosporum tree, all within Conservation Area of St Faiths. | 15 Manor Close, Havant, PO9 1BD.

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

Kind regards,

Harry Mitchell
Landscape Architect
Havant Borough Council
Email ?harry.mitchell@havant.gov.uk

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: 5

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 carry out works to trees within a designated Conservation Area relates to the proposed felling of one Bay, one Rowan and one Pittosporum all located in the rear garden of the property. The house is changing hands and the trees are to be removed to improve the landscaping and because they have been poorly planted and allowed to grow.

The Pittosporum is a shrub, and therefore does not require a section 211 notice. The Rowan is located in the driveway area and growing up against the fence, it is a poor quality specimen and not of suitable quality to be protected by a Tree Preservation Order. The Bay tree is a larger specimen, growing in a man made raised bed and is now starting to dominate the end of the garden. It has some public amenity value but needs management and pruning it would reduce its amenity. It is not of sufficient quality to be protected by a Tree Preservation Order.

No objections to the notice have been received and no objection should be raised to this proposal.

8 **Conclusion**

Raise no objection

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/18/00139

(A)

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