
Site Address: Langstone House, 25 Langstone High Street, Havant, PO9 1RY
Proposal: Crown reduce by 2m 1No. Macrocarpa; crown reduce 0.25m and removal of new growth to 1No. Yew. Both trees within Langstone Conservation Area.
Application No: APP/17/01310 Expiry Date: 28/02/2018
Applicant: Mr M Murphy
Agent: Mr D Farrington Case Officer: Maria Stewart
Sycamore Tree Surgeons
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Langstone House, 25 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 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

3 Proposal

Crown reduce by 2m 1No. Macrocarpa; crown reduce 0.25m and removal of new
growth to 1No. Yew. Both trees within Langstone Conservation Area.

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: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

These trees are clearly visible from Langstone High Street however the proposals
involve pruning works and provided the Council's tree officer is satisfied that the works
would prolong the life and health of the trees, we have no objection to the application.
The Local Planning Authority is therefore advised that the Conservancy has no
objection to this application, but asks that the following matters be negotiated if
possible:-

- Works be carried out outside the bird nesting season.

Landscape Team

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: 13

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 a designated Conservation Area relates to the proposed pruning of one Yew and one Macrocarpa.

The Yew is being pruned back to previous pruning points and will have no impact in the wider landscape.

The Macrocarpa is located in between the property and a garage belonging to Towers Garden. The tree appeared to be in a reasonable condition and is visible in the street scene, particularly when viewed from Towers Garden. The pruning will have a negative impact on its public amenity value, however, due to its poorly located position, it requires some management, and the crown reduction by 2 metres is considered to be appropriate and proportionate. Once reduced it will need to be part of a cyclical pruning regime.

No objections to the application have been received.

8 Conclusion

Raise no objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/01310 subject to the following conditions