
Site Address:	The Elms, 2 Lower Road, Havant		
Proposal:	Fell 1No.Holly within Conservation Area of Old Bedhampton.		
Application No:	APP/17/00432	Expiry Date:	16/06/2017
Applicant:	Mr N Glossop		
Agent:		Case Officer:	Jamie Gargett
Ward:	Bedhampton		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The Elms, 2 Lower Road, Havant

2 Planning History

01/61439/003 - Height reduction by 2m and reduce the radii by 2-3m of a Cedar tree (T1) at The Elms, 2 Lower Road subject to TPO1718., PERM,28/09/2001

99/61439/002 - Underpinning and repairs to the Wellington room, insertion of tie bar and repair

s to the front gate piers, PERM,07/01/2000

98/61439/001 - Notification of intention to fell an Elm tree also to crown reduce a Cedar tree.

Both trees within Old Bedhampton Conservation Area, RO,27/11/1998

95/61439/000 - Listed building application for internal alterations and external works to west

and north elevations, PERM,26/02/1996

06/61439/004 - Application to carry out tree works to include crown clean, removing major deadwood, weak, split and broken branches. Reduce loading on weak fork unions, reducing end weight of major branches by minimal pruning back or thinning only ends of limbs by 2-3 metres maximum, thereby slightly reducing overall canopy spread to Copper Beech (T31). Crown clean removing major deadwood to an Austrian Pine (T1). Formative pruning, thinning crown by up to 20% removing weak and crossing branches and co-dominant stems. Raise crown by selective removal of low and secondary branches to Austrian Pine (T30). All trees subject to TPO 0496., PERM,27/03/2006

06/61439/005 - Application to Fell a Copper Beech (T31) within TPO 0496., PERM,19/07/2006

08/61439/006 - Conservation Area consent to reduce the height of 1No. Hawthorn and 1No. Elderberry to 2.2 metres; both within Old Bedhampton Conservation Area., RNO,18/02/2008

09/61439/007 - Fell 2No. Bay trees within Old Bedhampton Conservation Area. , RNO,02/09/2009

APP/14/00021 - Reduce height of hedgerow to rear eastern boundary by 3m back to previous pruning points, within Conservation Area of Old Bedhampton., RNO,17/02/2014

GEN/15/00732 - Works to tree - overhanging branch, ,23/07/2015 12:37:13

APP/17/00284 - Tree works, INV,

APP/17/00285 - Tree works, INV,

APP/17/00495 - Reduce lower branches by 2m of 1No.Pine and remove dead branches overhanging drive, subject to TPO 0496., DEL,

3 Proposal

Fell 1No.Holly within Conservation Area of Old Bedhampton.

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: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

Landscape Team
No objection

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 **Planning Considerations**

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

The application relates to a semi-mature Holly tree that is located at a property in Lower Road, within the conservation area of Old Bedhampton. The tree is located to the south east corner of the dwelling within the front curtilage of the property. Therefore the tree can be viewed easily from the street scene through the entrance of the driveway.

The base of the main stem is surrounded by shrubs and is heavily Ivy clad. There are visible cavities on major limbs within the crown and the canopy has been heavily pruned historically due to it's extremely close proximity to the corner of the building. The tree is a poor example of the species and is located in an unsustainable position.

The application proposes the felling of this Holly tree. While the tree can be viewed with relative ease from the street scene, the poor condition of the tree, in combination with it's unsustainable position so close to the corner of the building would mean that it would fail to meet with the minimum criteria for a defensible TPO and therefore there can be no objection raised as to it's felling.

8 **Conclusion**

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00432

(A)

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