

Recommendation: **RAISE NO OBJECTION**

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Langstone Harbour Board- No objection
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: 3

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 section 211 notice relates to a number of trees located on a property at the end of Mill Lane in the Langstone area. The property is surrounded by fields with a water course flowing through the garden and has minimal public traffic since the property is located at the very end of a narrow country lane. The trees are restricted from the street scene view by a high hedgerow that separates the highway from the property's land as well as being obscured by the property dwelling itself.

T1 Willow: The first of the proposed works is to repollard a Willow tree and to remove two south facing limbs. The Willow is located in the rear garden immediately north of the property in close proximity and therefore largely obscured from the street scene by the building. The tree is displaying what appears to be normal in vigour and vitality. The works would serve to maintain the harmonious relationship between the tree, the dwelling and the resident without detriment to the health of the tree or any amenity value that it possesses.

T2 Yew: The proposal includes the felling of this semi mature Yew tree. The main stem is located in the rear garden to the west of the building and on the western bank of the water course. The tree is the furthest from the end of the lane and has heavily restricted view from the street scene. Although the tree is displaying what is normal in

vigour and vitality, its maturity and minimal public amenity value would not justify placing of a TPO on the tree and therefore its felling cannot be formally objected to.

T3 Bay: The mature Bay tree is situated just to the north of the Yew (T2) on the west bank of the water course. The specified works to crown reduce the height by 3m and laterals by 1.5m would serve to maintain the tree, which is a resilient species with an aggressive growth rate. This would not cause detriment to the health of the tree or impact the amenity value of the local area.

T4 Yew: The works with regard to this Yew are to crown reduce the tree by 1m to provide a 1m clearance from the property dwelling. The main stem of the tree sits just north of the building line and to the east of the dwelling. Therefore it possesses the highest amenity value of these trees, since it can be seen from the street scene through the property entrance. The works would be considered in line with sympathetic cyclical management of a tree of this size and maturity and would maintain the balanced relationship between the tree and the dwelling.

8 Conclusion

Raise No Objection

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00047

(A)

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