Site Address: 79 Langstone Road, Havant, PO9 1RD
Proposal: Crown reduce 1No. Ash by 2m; crown reduce 1No. Ash by upto 3m. Deadwood where necessary. Both trees within conservation area of Langstone.
Application No: APP/17/00880 Expiry Date: 04/10/2017
Applicant: Mr Mifsud
Agent: Case Officer: Jamie Gargett
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

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1 Site Description

79 Langstone Road, Havant, PO9 1RD

2 Planning History

APP/12/01239 - Fell 1No. Ash within Langstone Conservation Area., RNO,04/01/2013

3 Proposal

Crown reduce 1No. Ash by 2m; crown reduce 1No. Ash by upto 3m. Deadwood where necessary. Both trees within conservation area of Langstone.

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
The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-
- Timing of works to avoid the bird nesting season.

Conservation Officer - No response

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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received:p

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.

This application relates to two semi mature Ash trees located in a small back garden of a property that falls within the conservation area of Langstone. Both crown are highly visibly from the street scene and can be viewed in their entirety over the boundary line brick wall.

The first of these Ash tree is set in lawn and there are no obvious signs of poor basal condition. There is some dieback evident within the crown, which has previously undergone heavy pruning works due to the crown's close proximity to the dwelling and the telephone lines above. The proposed crown reduction of 3m would be consistent with its past management and maintain the tree's size appropriately for it's location.

The second of these Ash trees is located behind a shed within the garden. The base is surrounded by wood chip and there is no clear evidence of poor basal health. The main stem forks into two major scaffold limbs at an approximate height of 1.5m and there is signs of stress in the union. Within the crown there is also some minor dieback evident and signs of previous heavy pruning works. The propsoed 2m crown reduction would similarly maintain the size of the tree for it's location and lessen the weight of the canopy to minimise the stress on the union of the scaffold limbs.

Both trees are poor quality specimen, which would fail to meet the minimum criteria to justify protection with a defensible TPO and the trees are an inappriproate size for such a small residential garden. The proposed works would be considered reasonable cyclical management which would not overly detriment their health.

8 Conclusion

Raise No Objection

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9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00880

(A)

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