

Consultee Comments for Planning Application APP/17/00733

Application Summary

Application Number: APP/17/00733

Address: 73 Langstone Road, Havant, PO9 1RD

Proposal: Reduce 1No. Silver Birch by approx 2-2.5m overall back to old pruning points; Reduce 1No. Pyracantha to leave a standing height of 2.5m and width of 1.5m, both within Conservation Area of Langstone.

Case Officer: Jamie Gargett

Consultee Details

Name: Mr Steve Lawrence

Address: Education Centre, Dell Quay, Dell Quay Road, Apuldram PO20 7EE

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear Jamie,

73 Langstone Road, Havant, PO9 1RD

APP/17/00733 Reduce 1No. Silver Birch by approx 2-2.5m overall back to old pruning points; Reduce 1No. Pyracantha to leave a standing height of 2.5m and width of 1.5m, both within Conservation Area of Langstone.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to the works not being carried out in the bird breeding/nesting season.

Following a site visit made 20.7.17 and having regard to the Policy framework* below, it is noted that both trees are clearly visible from the wider public realm and have reasonable amenity value positively contributing to the landscape qualities of Langstone Conservation Area within the AONB.

Not visible from the Harbour, the silver birch is also partially screened by other trees in Langstone Road, notably a line of Leylandii to the north. The pyracantha is less visible from Towers Garden and positioned close to the host dwelling, so it is fully appreciated why the applicant wishes to trim it.

The intended works will not adversely diminish either trees amenity value and the Conservancy is

pleased the applicant is happy to retain both trees which make a modest but welcome contribution to this part of the AONB and character of the Conservation Area.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street,
West Itchenor,
PO20 7AW

*Policy framework

NPPF - 14, 58, 109, and 115; NPPG IDs 06 and 08; HBLP CS11-CS12, DM8-DM9: CHMP - LS1, NC1; PPs 01; SDP/SPG.

NPPF National Planning Policy Framework (2012)

NPPG National Planning Practice Guidance (2014)

HBLP Havant Borough Local Plan (2011/2014)

CHMP Chichester Harbour Management Plan (2014-2019)

PP Planning Principles (adopted 17.10.16)

SPG/SPD

Langstone Conservation Area CACA

Borough Design Guide