
Site Address: Sweetwaters, Mill Lane, Langstone, Havant, PO9 1RX
Proposal: Crown lift 1No. Bay (1) to 3m to provide clearance to shrubs underneath, reduce 1No. Laurel (2) to 2m to allow light to newly planted willow tree, crown lift 1No. Cherry (3) to 3m to provide clearance to lawn and shrubs, fell 1No. Silver Birch (dead) (4) and 1No. Larch (7), remove leaning Westerly stem on 1No. Pittosporum(5) to provide clearance to lawn, remove lowest dead limb on 1No Laburnum(6) and fell 3No. Cordyline (8, 9 and 10). All trees within Mill Lane Conservation Area.

Application No: APP/17/00508

Expiry Date: 21/06/2017

Applicant: Mr & Mrs Trewick

Agent: Mr Spratt

Case Officer: Jamie Gargett

Skyfell Tree Specialists

Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Sweetwaters, Mill Lane, Langstone, Havant, PO9 1RX

2 Planning History

02/62447/001 - Reduce height and width of a Leyland Cypress hedge at Sweetwaters, Mill Lane within Mill Lane Conservation Area., RNO,19/08/2002

98/62447/000 - Notification of intention to reduce in height a conifer hedge within Mill Lane C

onservation Area, RNO,07/01/1999

GEN/11/00718 - Conservation Area property. Replace existing critall windows with similar looking double glazing. , ,15/07/2011

GEN/11/00999 - Proposed replacement of windows in Conservation Area, ,01/08/2011 15:29:41

APP/13/00711 - Fell 1No. Sycamore; fell 1No. Leylandii, reduce height of 1No.

Leylandii by 4m; reduce 1No. Mulberry by 1.5m to south west sector to provide clearance for cables. All within Conservation Area of Mill Lane., RNO,30/08/2013

APP/15/01198 - Fell 1No. Eucalyptus (growing between fence and shed, damaging shed roof), crown lift 1No. Plum by 2.5m (2 lowest branches), crown lift 1No. Mulberry to 2.5m (2 limbs growing over conservatory and workshop) and reduce 1No. Leylandii hedge height by 4 m (to match neighbours side at rear) and trim face by 2 m, within Conservation Area of Mill Lane., RNO,04/12/2015

GEN/15/01239 - Removal of a storm damaged bay tree., ,04/12/2015

3 Proposal

Crown lift 1No. Bay (1) to 3m to provide clearance to shrubs underneath, reduce 1No. Laurel (2) to 2m to allow light to newly planted willow tree, crown lift 1No. Cherry (3) to 3m to provide clearance to lawn and shrubs, fell 1No. Silver Birch (dead) (4) and 1No. Larch (7), remove leaning Westerly stem on 1No. Pittosporum(5) to provide clearance to lawn, remove lowest dead limb on 1No Laburnum(6) and fell 3No. Cordyline (8, 9

and 10). All trees within Mill Lane 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: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Landscape Team - No objection

Langstone Harbour Board - No objection received

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: 6

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 number of trees and shrubs within the front curtilage of a property within the Mill Lane conservation area. A number of trees are obscured from view due to the high Bay and Laurel shrubs that line the front boundary with the narrow country lane. However, some of the trees on the western boundary with the neighbouring property have limited, passing views from the driveway entrance.

Bay (T1) and Laurel (T2): The application includes works to these two shrubs, with the Bay located on the eastern boundary with the neighbouring garden and the Laurel forming part of the front boundary line. The Bay and Laurel shrubs are both mature specimens that are displaying what appears normal in vigour and vitality. The base of the shrubs could not be assessed due to dense foliage. There are signs of their previous pruning and they require further maintenance to manage their size for such aggressive growing species. The proposed crown lift to the Bay tree to provide clearance to the shrubs beneath and the reduction in height of the Laurel to 2m, to allow more natural light to a newly planted Willow tree, would not cause detriment the amenity value they bring the street scene or their overall health due to their resilient growth rate.

Cherry (T3): This Cherry tree is located just behind the front boundary line of shrubs and therefore is obscured from the street scene's view. The base is surrounded by lawn and is showing no obvious signs of poor condition. The tree is a mature specimen, showing signs of it's previous management within it's crown and is displaying what appears normal in vigour and vitality. The proposed crown lift to a height of 3m would ease garden maintenance operations and would allow more natural light to the shrubs beneath. This would neither detriment the health of the tree, nor impact the aesthetic integrity of the conservation area.

Silver Birch (T4): The Silver Birch tree is located on western boundary that runs parallel to the property's driveway. Since the tree sits close to the driveway's entrance, the tree has passing glimpses from the street scene. The tree's base is situated in a narrow grass verge between the fencing and the gravel drive. The crown has been heavily managed in the past and the tree is displaying severely reduced vigour and vitality. The application proposes the felling of this Birch due to it's poor condition. The tree would fail to meet the criteria for a defensible TPO for this reason and has minimal impact on the street scene. Therefore there can be no objection raised as to it's removal.

Pittosporum (T5): The mature shrub is located just north of the Silver Birch mentioned above. The base is located in the same grass verge and could not be full

assessed due to dense foliage. There are signs of it's previous management and the shrub appears to be displaying what is normal in vigour and vitality. The specified removal of a branch on the western side to ease general garden maintenance operations will not negatively impact the health of this resilient and aggressive growing species, neither would it cause detriment to the public amenity value of the street scene due to it's heavily restricted views.

Laburnum (T6): This mature specimen is located near the western boundary, mid way down the front garden. It's base is surrounded by lawn and show no obvious signs of poor basal condition. There are signs of previous pruning and some deadwood within it's crown, however the tree appears to be displaying what is normal in vigour and vitality. The lowest limb on the main stem appears to be dead and it's proposed removal would not detriment the overall health of the tree. Since the tree has heavily restricted views from the street scene, the proposed works would not detriment the aesthetic quality of the conservation area or the amenity value of the street scene.

Larch (T7): This over mature Larch tree is located on the western boundary, between the Laburnum and the dwelling. There is a large amount of deadwood within the canopy and the tree is displaying heavily reduced vigour and vitality. Since the tree has heavily restricted views from the street scene, the tree possesses minimal amenity value. For these reasons, there can be no objection raised with regards to the proposed removal of this tree.

Cordyline (T8, T9, T10): These three mature Cordyline trees are located on the eastern boundary within the front garden and are completely obscured from the street scene due to the high boundary shrubs. Each tree shows no obvious signs of poor basal condition and their crowns appear to be displaying what is normal in vigour and vitality. The application specified the felling of these three trees. Since the trees have no amenity value and the species is inappropriate for the local area, their removal would not detriment the aesthetic integrity of the conservation area and there can be no objection raised as to their felling.

8 **Conclusion**

Raise No Objection

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00508

(A)

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