

From: Planning
Sent: 14 Mar 2017 14:48:21 +0000
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: FAO Mr J Gargett

Dear Mr Gargett,

Swiss Cottage, Gutner Lane, Hayling Island

APP/17/00150 – Various works to trees within Group 38 of TPO 0567.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to works being carried out outside the bird breeding season.

Following a site visit made 7.3.17 and having regard to the Policy framework* below, the proposed works, would have some small impact to the appearance of the harbour shoreline and AONB.

This is a very secluded location in dense wooded/treed surroundings.

Owner mentioned that one tree to shoreline seemed compromised but willing to allow the tree to stand or consider replacement. CHC's recommended list of native species plantings set out on page 3 of the 2010 Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions, drawn to his attention.

One tree overhangs a greenhouse, so removal of overhanging boughs understandable from a health and safety perspective.

Overall, the Conservancy is pleased that the applicant is seeking to retain the trees and just carry out good husbandry under the advice of a qualified arborist.

No adverse harm is concluded to the AONB, nor the purposes of its designation.

Yours sincerely

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

*Policy framework

NPPF paragraphs 14, 58, 109, and 115; NPPG: ID8, ID21a; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, DM8; Havant Borough Local Plan (Allocations) 2014 - AL1; Chichester Harbour AONB

Management Plan 2014-2019: LS1, NC1; CHC Planning Principles – 01; Borough Design Guide, Draft Chichester Harbour SPD.

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Dear Mr Gargett,

11 Langstone High Street, Langstone, PO9 1RY

APP/17/00128 – Removal of 1 no. Yew tree stump within Conservation Area of Langstone

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to the council being satisfied that the tree stump is not being used by Bats and that if nesting birds are present that the works are not carried out during the bird breeding season.

Following a site visit made 7.3.17 and having regard to the Policy framework* below, the proposed works, would have no impact to the visual amenities and appearance of the harbour shoreline and AONB. There are only distant views from a public footpath to the east and the Yew tree stump is not visible from the street itself.

No adverse harm is concluded to the AONB, nor the purposes of its designation, subject to investigating that the stump is not being used as a bat roost, nor being used by nesting birds before the works are undertaken.

Being as the tree is dead and has no canopy, placing a TPO on the tree is not a consideration.

Yours sincerely

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

*Policy framework

NPPF paragraphs 14, 58, 109, and 115; NPPG: ID8, ID21a; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, DM8; Havant Borough Local Plan (Allocations) 2014 - AL1; Chichester Harbour AONB Management Plan 2014-2019: LS1, NC1; CHC Planning Principles – 01; Borough Design Guide.

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Dear Mr Gargett,

3 Curlew Close, Emsworth, PO10 7HD

APP/16/01263 – Crown raise by 3m and crown reduce by 1.5m, 3 No. Western Red Cedar trees within TPO 0891.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to works being carried out outside the bird breeding season.

Following a site visit made 7.3.17 and having regard to the Policy framework* below, the proposed works, would have some small impact to the setting of the harbour shoreline and AONB.

This is a rather open location adjacent to a shoreline public footpath. The affected trees are clearly visible from the AONB, but not within it.

The trees form part of a treed common boundary, which soften the impact of built form, which is generally well set back from the public footpath at this point.

Overall, the Conservancy is pleased that the applicant is seeking to retain the trees and just carry out good husbandry under the advice of a qualified arborist.

No adverse harm is concluded to the setting of the AONB, nor harming the purposes of its designation.

Yours sincerely

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

*Policy framework

NPPF paragraphs 14, 58, 109, and 115; NPPG: ID8, ID21a; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, DM8; Havant Borough Local Plan (Allocations) 2014 - AL1; Chichester Harbour AONB Management Plan 2014-2019: LS1, NC1; CHC Planning Principles – 01; Borough Design Guide.

Dear Mr Gargett,

44 Bath Road, Emsworth, PO10 7ER

APP/17/00164 – Various works to trees in the Emsworth Conservation Area.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to works being carried out outside the bird breeding season.

Following a site visit made 7.3.17 and having regard to the Policy framework* below, the proposed works, would have some small impact to AONB and its shoreline. Some of the trees are visible in the wider landscape, notwithstanding their being behind built form, when seen from the Millpond, the footpath around it and from Bridgefoot Path.

The trees form part of treed common boundaries, which soften the impact of built form.

Overall, the Conservancy is pleased that the applicant is seeking to retain the trees and just carry out good husbandry under the advice of a qualified arborist.

No adverse harm is concluded to the AONB, nor harming the purposes of its designation.

Yours sincerely

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

*Policy framework

NPPF paragraphs 14, 58, 109, and 115; NPPG: ID8, ID21a; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, DM8; Havant Borough Local Plan (Allocations) 2014 - AL1; Chichester Harbour AONB Management Plan 2014-2019: LS1, NC1; CHC Planning Principles – 01; Borough Design Guide.

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