
Site Address:	20 Beechworth Road, Havant, PO9 1AX		
Proposal:	Fell 1No. Bay Laurel, within Conservation Area of St Faith's		
Application No:	APP/17/00350	Expiry Date:	25/05/2017
Applicant:	Mr & Mrs Griffiths		
Agent:	Mr Critchley	Case Officer:	Jamie Gargett
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

20 Beechworth Road, Havant, PO9 1AX

2 Planning History

06/68158/000 - Notification of intention to fell a Holly tree and Copper Birch tree both within St. Faith's Conservation Area., RNO,15/11/2006

APP/17/00305 - Demolish existing garage. Erect replacement garage, covered barbecue area, and canopy to east of existing house., DEL,

3 Proposal

Fell 1No. Bay Laurel, within Conservation Area of St Faith's

4 Policy Considerations

National Planning Policy Framework

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: St Faiths

5 Statutory and Non Statutory Consultations

Landscape Team

From a landscape perspective we appreciate that the removal of the mature Bay Laurel will have some impact on the local vernacular on Beechworth Road. However the retention of the Manna Ash and the other Bay Laurel is deemed to mitigate this loss, and as such we have no adverse comment regarding this application.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The Bay Laurel in question provides a softening aspect to the end of Beechworth Road. Trimming it would be acceptable but felling would diminish the general aspect of this part of the conservation area and remove an element of a historically interesting view of the road looking towards the school as recorded in photographs from an earlier era.	Sadly the tree does not meet with the criteria for a TPO (TEMPO Guidelines) and as such is not defensible.
The Bay Laurel which is being proposed to be removed is a beautiful, healthy, mature tree which provides aesthetic interest to the area and softens the hard landscape. The tree does not impact on any existing residential properties, either in way of light or proximity, and provides habitat for wild life, therefore we see no valid reason it should be removed. We believe this application is solely being made in connection with the applicants other planning application to allow additional light in to the dwelling proposed and should not be allowed.	Sadly the tree does not meet with the criteria for a TPO (TEMPO Guidelines) and as such is not defensible.

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.

7.2 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.

7.3 This mature Bay Laurel shrub is found at a property that falls within the conservation area of St. Faith's. The property sits within a corner plot of land where Beechworth Road meets Fairfield Road. The tree is located in the south east corner of the property's rear garden and near to the boundary with the public highway. The upper crown can be viewed easily from the street scene above the boundary fencing.

The tree is a multi stemmed specimen with it's base set amongst other shrubs and plants with no obvious signs of poor basal condition, whilst it is an attractive tree it does not merit the serving of a TPO due to its size and species. Its removal will impact negatively, however (and as stated by the Council's Landscape Architect) the retention of the Manna Ash and the other Bay Laurel is deemed to mitigate this loss.

8 **Conclusion**

Raise No Objection

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/17/00350

(A)

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