
Site Address:	Lake House, Bidbury Lane, Havant, PO9 3JG		
Proposal:	Fell 1No. Eucalyptus within Conservation Area of Old Bedhampton.		
Application No:	APP/15/00117	Expiry Date:	12/03/2015
Applicant:	Mr J Worley	Team:	Team 1
Agent:		Case Officer:	Jamie Gargett
Ward:	Bedhampton		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Front driveway area to a residential dwelling.

2 Planning History

None.

3 Proposal

Fell 1No. Eucalyptus within Conservation Area of Old Bedhampton.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: None.

7 Planning Considerations

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.

8 Conclusion

The tree subject to this S211 notification is a maturing Eucalyptus that is considered to be over powering for its current position in terms of the current size and future growth pattern. As a non native fast growing species Eucalyptus are considered to be trees that usually require a large open space to develop.

This tree has a very limited view from the streetscene (partial small percentage of the canopy) and does not add to the character or the visual amenity of the conservation area. It does not meet the TEMPO criteria to allow for a TPO to be made and be considered defensible.

While this tree is not considered to be in low vigour and vitality it is not suitable for a TPO and as such the recommendation is to Raise No Objection.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00117.