
Site Address:	25 Manor Close, Havant, PO9 1BD		
Proposal:	Fell 1No Snake Bark Maple.		
Application Type:	Conservation Area Tree		
Application No:	APP/24/00235	Expiry Date:	14/05/2024
Applicant:	Ms Valerie Bird		
Agent:	Mr J Petley	Case Officer:	Tree Officer
	JP Tree & Garden Services		
Ward:	St Faiths		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

25 Manor Close, Havant, PO9 1BD

2 Planning History

00/55647/006 - Notification of intention to fell a Horse Chestnut tree in the rear garden of 25 Manor Close within St. Faiths conservation area., RNO,29/09/2000
00/55647/007 - Notification of intention to fell an Ash tree adjacent to garage at 25 Manor Close, within St Faiths Conservation Area., RNO,22/11/2000
94/55647/004 - Demolition of part of rear boundary wall., PERM,
94/55647/005 - Rebuilding boundary wall in style of original (fronting Prince George Street)., PERM,
90/55647/000 - Notification of intention to fell willow in St. Faith's conservation area., RNO,19/01/1990
92/55647/003 - Felling of Willow to rear of 25 Manor Close., ,22/09/1992
08/55647/008 - Notification of intention to crown lift a Snakebark Maple by 2m and thin by 10%, crown reduce Cherry tree by 20%, crown reduce 2No. Birch trees by 10% and fell 1No. Ash tree all works are within St Faiths Conservation Area., RNO,18/11/2008
APP/12/00994 - Reduce height of 1No. Snake Bark Maple by 2m, crown reduce 1No. Cherry tree by 2m to northern sector; crown thin 2No. Birch by 10%; all within St Faiths Conservation Area., RNO,07/11/2012
GEN/14/00792 - Proposed extension., ,03/09/2014 13:09:57
APP/15/00731 - Fell 1No. Apple tree, within conservation area of St Faiths., RNO,19/08/2015
APP/17/01300 - Crown reduce by 2m overall 1No. Snake Bark Maple; crown reduce by 2.5m overall 2No. Silver Birch tree and Crown reduce by 0.5m 1No. Holly, all trees are within St Faiths Conservation Area., RNO,24/01/2018
APP/20/01164 - Crown reduce overall 1No. Snake Bark Maple back to old pruning points, remove 2 lowest branches situated at 2.5m from ground level on neighbours side (north-east). Remove any dead, crossing or epicormic branches as necessary. Within Conservation area of St Faiths., RNO,11/01/2021
APP/23/00267 - 2No.Silver Birch - reduce to old pruning points; 1No. Holly - reduce to old pruning points; 1No.Snake Bark Maple - reduce to old pruning points, remove any dead, crossing or epicormic branches from all above trees as necessary, within conservation area of St Faiths. , RNO,16/05/2023

3 Proposal

Fell 1 No Snake Bark Maple.

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

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council

Planning Application APP/24/00235 25 Manor Close, Havant, PO9 1BD

1x Snake Bark Maple ? Fell

No landscape objection.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

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: 40

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

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

7.2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.

7.3 The Council seeks to protect tree coverage in the Borough, but when considering a section 211 notice the Council must consider the impact of the proposed works to the amenity value of the tree and its contribution towards preserving and enhancing the character and appearance of the Conservation Area to determine if it justifies protection by a TPO. In this case, the relative merits of the single snake bark maple does not due to declining condition.

7.4 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Protection Orders and Trees in Conservation Areas'. The PPG state a number of criteria for the Council to consider, which include visibility, size and form, future potential, rarity, cultural/historical value, relationship with the landscape and contribution to the character and appearance of the Conservation Area.

7.5 The tree is on one side of a fairly long access drive to the applicant address. There are other shrubs and trees along the side of the drive, making the snake bark maple inconspicuous.

7.6 The proposed works would not have a detrimental impact on the character and appearance of the Conservation Area and would be in accordance with Policy CS11, CS16 and DM8.1 of the Core Strategy (2011).

8 **Conclusion**

Raises no objection

9 **RECOMMENDATION:**

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/24/00235 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: To ensure provision of a satisfactory development.