
Site Address: Lake House, Bidbury Lane, Havant, PO9 3JG
Proposal: Fell 1No Indian Bean (T1 on plan) within Conservation Area of Old Bedhampton.
Application Type: Conservation Area Tree
Application No: APP/24/00392 Expiry Date: 24/07/2024
Applicant: Mrs Codling
Agent: Mr Tomasso Case Officer: Tree Officer
 Alpine Tree Surgeons Ltd
Ward: Bedhampton

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Lake House, Bidbury Lane, Havant, PO9 3JG

2 Planning History

02/55512/006 - Conservation Area Consent for demolition of wall within rear garden of house adjacent to pond within Old Bedhampton Conservation Area., PERM,08/01/2003
01/55512/005 - Replacement of existing attached garage with single storey extension to west of house., PERM,06/04/2001
98/55512/003 - New dormer and pitched roof to existing dormer, erection of car port, garage, loggia and erection of boundary wall and entrance gates., PERM,30/07/1998
98/55512/004 - Listed Building Application for refurbishment of bothy and erection of new wall and entrance gates to northern boundary., PERM,21/08/1998
96/55512/001 - First floor gable, porch extension & new pitched roof over existing flat roof to north elevation; pergola, terrace and 1st floor balcony to south elevation, & conversion of existing garage to pitched roof conservatory., PERM,01/07/1996
96/55512/002 - Conservation Area Consent for partial demolition of garage and roofs on north elevation., PERM,01/07/1996
90/55512/000 - Fell diseased Sycamore covered by TPO 496, ZHIS,22/11/1990
08/55512/007 - Tree work., UNK,
09/55512/008 - Fell 1No. Ash tree (T2) and reduce height of 1No. Eucalyptus tree (T3) by 3m within Old Bedhampton Conservation Area., RNO,22/12/2009
09/55512/009 - Crown reduce by 7m 1No. Lime tree (T22) subject to TPO 0496., NPW,11/01/2010
GEN/11/00687 - Proposed installation of solar panels, ,23/06/2011 13:45:00
GEN/11/00772 - Solar panels in Bedhampton Conservation Area. , ,07/07/2011 15:38:58
APP/15/00117 - Fell 1No. Eucalyptus within Conservation Area of Old Bedhampton., RNO,12/03/2015
APP/17/00180 - Listed Building Consent for repairs to boundary (front) wall. (Approved 11.04.17). Request to Discharge Condition No. 2 (23.05.17)., PERM,11/04/2017
GEN/17/01114 - COPY DOC'S - Copies of any Decision Notices from 1995., ,28/09/2017
GEN/17/01406 - Copy docs: TPO 0477 and 0496, ,01/12/2017 09:12:28

APP/18/00416 - Single storey rear extension and creation of balcony at first floor level., PERM,21/06/2018
APP/18/01057 - Single storey rear extension and creation of balcony at first floor level.(Revised), PERM,13/12/2018
GEN/19/00893 - Tree works app, withdrawn before registering., WD,11/11/2019
APP/20/01232 - Reduce 1No. Cherry Tree to a width of 3m and reduce 1No. Twisted Willow and 1No.Eucalyptus Tree to the height and width shown on the annotated photographs. All within the Conservation Area of Old Bedhampton.
, RNO,16/03/2021

3 Proposal

Fell 1No Indian Bean (T1 on plan) within Conservation Area of Old Bedhampton.

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: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Councillor Liz Fairhurst - Bedhampton

Councillor Michael Lind

Councillor Phillipa Gray

Landscape Team, Havant Borough Council

Planning Application APP/24/00392 Lake House, Bidbury Lane, Havant, PO9 3JG

Fell 1No Indian Bean Tree (T1 on plan) within Conservation Area of Old Bedhampton.

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: 6

Number of site notices: Not applicable.

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 proposed tree removal will impact the character and appearance of the Conservation Area.

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.

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 After receiving the comments from the Council Landscape Architect and considering national guidance the local authority does not believe the proposed works to the trees would justify its protection with a TPO.

7.6 The proposed works would not have a significant 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/24/00392

(A)

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