

Recommendation: **RAISE NO OBJECTION**

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

Landscape Team, Havant Borough Council

No landscape 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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

- .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

- .2 The report relates specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail.
- .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 two silver birch do not warrant further protection.
- .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.
- .5 The trees are in the rear garden of the property 'Beech Croft' and only just visible over the ridge of the roof. There are multiple other trees in the location that are more prominent. 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/24/00217 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.