
Site Address: East End Lodge, 58 East Street, Havant, PO9 1QT
Proposal: Sycamore trees along western boundary cut back branches. 1No Pear tree on southeast corner of property reduce crown height to approx 7 metres 3. Reduce height of various shrubs and hedges within property boundary. Trees within conservation area of St Faiths.
Application Type: Conservation Area Tree
Application No: APP/23/01075 Expiry Date: 02/02/2024
Applicant: Mr Cole
Eastend Lodge Dental Practice
Agent: Case Officer: Tree Officer
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

East End Lodge, 58 East Street, Havant, PO9 1QT

2 Planning History

00/65779/000 - Notification of intention to fell a Lime tree in the frontage of 58 East Street, within Lymbourn Conservation Area., RNO,04/12/2000
GEN/12/00556 - Proposed erection of pole mounted banner advertisement, ,07/06/2012 15:09:36
GEN/13/00039 - Proposed extension, UNK,
APP/13/00361 - Display of 1No. illuminated post mounted 'V' shaped sign and 1No. non-illuminated wall mounted panel sign., PERM,13/06/2013
APP/15/01219 - Reduce back to boundary 1No. multi-stemmed Ash and a further 2No. Ash to rear of 2 Lymbourn Road; 1No. Ash to rear of 6 Lymbourn Road; 1No. Ash to rear of 12 Lymbourn Road; 1No. Ash to rear of 14 Lymbourn Road; 1No. Sycamore to rear of 16 Lymbourn Road. Crown reduce to 10m 1No. Ash to rear of 6 Lymbourn Road; crown reduce to 10m 1No. Sycamore to rear of 8 Lymbourn Road. All within Conservation Area of Lymbourn Road. , RNO,09/12/2015
GEN/16/00011 - Tree pruning., ,11/01/2016 12:22:08
APP/16/00535 - Crown reduce 1No. Sycamore (T1) by 1m in height, reduce by 1m lateral spread to north and east sides and reduce by 1.5m - 2m lateral spread on south and west sides. Crown reduce 1No. Lime (T2) by 2m - 3m in height, reduce by 2m lateral spread to north, east and south sides, reduce by 05m - 1m lateral spread to west and crown lift to leave 6m ground clearance. Crown reduce 1No. Dogwood (T3) by 05m - 1m in height, reduce by 1m - 1.5m lateral spread to north, east and south sides. , RNO,22/06/2016
GEN/17/00533 - Is planning permission required for replacement of tile with white cement board wood board effect cladding in a conservation area?, ,22/05/2017 09:33:40

3 Proposal

Sycamore trees along western boundary cut back branches. 1No Pear tree on

southeast corner of property reduce crown height to approx 7 metres 3. Reduce height of various shrubs and hedges within property boundary. Trees within conservation area of St Faiths.

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: Lymbourn Road

5 Statutory and Non Statutory Consultations

Conservation Officer

Councillor Gillian Harris

Councillor Imogen Payter

Councillor Phil Munday - St Faiths

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: 56

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

[illegible]

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.

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 their protection with a TPO.

7.7 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

Recommend Raise no objection.

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/01075

(A)

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