

Site Address: Mill Lodge, 5 Mill Lane, Langstone, Havant, PO9 1RX
 Proposal: Crown reduce height of Group of Mixed species trees (G1 on plan) to 4m and as shown on photo provided with application. Within conservation area of Mill Lane.

Application No:	APP/21/01254	Expiry Date:	31/12/2021
Applicant:	Mr W Cha		
Agent:	Mrs H Spain	Case Officer:	Maria Stewart
Ward:	St Faiths		

1 Site Description

2 Planning History

05/50681/018 - Provision of new pitched roof over the existing flat roof to north east corner, altered front porch and windows to front elevation. New front boundary fence and erection of a 1.9 metre high garden wall with a 2.8 metre high gate feature to the east of the dwelling., PERM,12/04/2005

07/50681/019 - To undertake works to reduce by 50%, Magnolia, Fig, Plum, Conifers and Bay trees all within Mill Lane Conservation Area., RNO,12/03/2007

89/50681/001 - Erection of single dwelling at the rear of 5 Mill Lane and adjacent to Tidelands, UNK,01/02/1990

APP/12/00598 - Reduce height of 1No. Conifer by 1m; 1No. Fig tree, 1No. Magnolia, 2No. Plum, 1No. Yew, 1No. Conifer and 1No. Bay by 2m; 1No. Conifer by 3m; 1No. Sycamore by 5m. All trees within Conservation Area of Mill Lane., RNO,07/08/2012

APP/15/01380 - Row of Conifers to East boundary reduce in height by 2m and width by 1m; South boundary: 1No. Conifer reduce in height by 2m, 1No. Bay reduce in height by 2m and width by 1m, 1No. Yew crown reduce in height and width by 1m; West boundary: reduce 1No. Conifer by 1m in height, 1No. Sycamore in height by 4m and width by 1m, 1No. Plum in height by 2m and width by 1m, 1No. Yew in height and width by 1m, 1No. Bay in height and width by 1m and 1No. Conifer in height by 2m and width by 1m. All trees within conservation area of Mill Lane., PERM,14/01/2016

GEN/16/00406 - TPO/conservation area check., ,08/04/2016

APP/16/00929 - Demolition of existing single storey structure, proposed single storey rear extension, alterations to existing pool house, new detached car port, including alterations to boundary wall., WD,25/10/2016

APP/17/00176 - Single storey rear extension; alterations to existing pool house; new detached car port; alterations to boundary wall. (Resubmission)., PERM,03/04/2017

APP/17/01255 - Cutback Cypress hedge to emerging growth and reduce in height to height of black railings; Reduce height 1No. Magnolia by 1.2m to old points; Reduce height 1No. fig by 1.5m and shape to rebalance; Cutback 1No. Bay by 1m over garden and reduce height to old points; Cutback 1No. Yew by 1m overhanging garden; Fell 1No. Cypress; Fell 1No. Sycamore; Reduce height 1No. Cherry Plum by 1.8m, cutback by 1m overhanging garden; Reduce height 1No. Cypress by 1.5m; Cutback 1No. Bay by 1m overhanging garden and from garage by 0.5m; Fell 1No. Cypress by garage. All within Mill Lane Conservation Area., RNO,05/01/2018

APP/18/01218 - Part single, part two storey rear extension, incorporating residential annexe, following demolition of pool house., PERM,04/02/2019

APP/19/00570 - Conversion of existing pool house to annexe incorporating single storey side extension., PERM,29/07/2019

3 Proposal

Crown reduce height of Group of Mixed species trees (G1 on plan) to 4m and as shown on photo provided with application. Within conservation area of Mill Lane.

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

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

Landscape Team, Havant Borough Council

Langstone Harbour Board

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

7.1 This notice of intent to undertake works to trees within a designated Conservation Area relates to the proposed pruning a small overgrown group of trees adjacent to the garage of the property.

The works consist of a reduction to 4m to make them more manageable. They are not suitable specimens to be protected by a Tree Preservation Order.

No objections to the notice have been received.

8 Conclusion

The trees are not suitable specimens to be protected by a Tree Preservation Order therefore no objection should be raised to this proposal.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/21/01254