
Site Address: 4 Mill Lane, Langstone, Havant, PO9 1RX
Proposal: Removal of Leyland Cypress hedge and replace with container grown
Pleached Hornbeam hedge, within Conservation Area of Mill Lane.
Application No: APP/16/00761 Expiry Date: 05/09/2016
Applicant: Mr D Holland
Agent: Case Officer: Jamie Gargett
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

4 Mill Lane, Langstone, Havant, PO9 1RX

2 Planning History

00/52497/008 - Notification of intention to reduce in height 6 Leyland Cypress trees on the western boundary at 4 Mill Lane within Mill Lane Conservation Area.,
RNO,12/09/2000

00/52497/006 - Notification of intention to remove one stem from a Monterey Cypress tree within Mill Lane Conservation Area, RNO,03/07/2000

00/52497/007 - Notification of intention to reduce the height of a Monterey Cypress tree within Mill Lane Conservation Area., RNO,31/07/2000

99/52497/005 - Notification of intention to remove five stems and one limb from a Monterey Cypress tree within Mill Lane Conservation Area, WD,11/08/1999

98/52497/004 - Notification of intention to reduce height of Fir trees on the west side of 4 Mill Lane, within Mill Lane Conservation Area, RNO,05/05/1998

10/52497/009 - Fell 1 No. Conifer tree within Mill Lane Conservation Area.,
WD,22/03/2010

APP/11/01466 - Reduce Leylandii hedges to driveway boundary to 4m; to western boundary to 6m and to eastern boundary to 4m. All hedges within Mill Lane Conservation Area. , RNO,17/11/2011

APP/11/01502 - Crown reduce by 2m and side by 1m a row of Leylandii trees within Mill Lane Conservation Area., RNO,07/12/2011

APP/12/00155 - Demolition of existing conservatory and lean to. Construction of single storey sun room to rear. Front and side extension to garage. Extension of balcony on first floor over sun room at rear., PERM,14/05/2012

GEN/13/00083 - Replace existing house with a traditional oak framed two, storey dwelling, ,27/02/2013 13:21:01

APP/13/00816 - Demolition of existing 3 bed house and construction of new 3 bed house., PERM,15/11/2013

APP/13/00874 - Conservation Area Consent for demolition of existing 3 bed dwellinghouse., PERM,15/11/2013

APP/14/00146 - Installation of solar panels to southern roofslope and erection of summerhouse in rear garden. , PERM,15/05/2014

APP/14/00607 - Discharge of Condition No's 2,3,4,5,6,7 8 and 9 of Planning Permission APP/13/00816., PERM,08/10/2014

APP/15/00043 - Prune the width of the western boundary hedge (mixed species) by up to 150mm (green foliage only) and the eastern boundary hedge (mixed species) back to the fence line, to allow 2.8m vehicle access. All within Mill Lane Conservation Area.

, RNO,11/03/2015

GEN/15/00216 - Deadwood removal on Monterey Cypress Tree., ,04/03/2015

15:13:31

APP/15/00466 - Prune the width of a Cypress hedge to 30 cm maximum at a height of 3.6 metres (hedge located to the western side of Mill Lane (behind Harbourside) private access drive to properties 4 and 5A)., RNO,27/05/2015

APP/15/00541 - Removal of Condition 4 of Planning Permission APP/13/00493 relating to trees., PERM,03/07/2015

GEN/15/01155 - Proposed extension (alterations to APP/15/00360)., ,25/11/2015

APP/15/01357 - Single storey extension to east (front) elevation (revised application)., PERM,04/02/2016

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/16/00429 - Remedial work to Poplar Tree under DDD., ,21/04/2016 14:19:08

3 Proposal

Removal of Leyland Cypress hedge and replace with container grown Pleached Hornbeam hedge, within Conservation Area of Mill Lane.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Langstone Harbour Board- No objection

Landscape Team - No 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: 3

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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:

My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

The trees at subject of this application make up a Leyland Cypress hedge along the boundary of the rear garden of a residential dwelling. The felling of this hedge would be acceptable because it falls outside the TPO legislation and appropriate replants have been specified in the application. The tree to be replanted will effectively provide boundary cover and privacy whilst being fitting the character of the area.

8 Conclusion

Recommend RNO.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/16/00761

(A)

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