

Recommendation: **RAISE NO OBJECTION**

02/51864/010 - To reduce to a height of 5.5m 7 Leylandi and to fell a Leylandi within the Langstone Conservation Area., RNO,26/11/2002

00/51864/009 - Continued use of garage and loft over as offices, TPP,27/10/2000

00/51864/008 - Notification of intention to reduce in height by 5 metres 6 Leylandii trees within Langstone Conservation Area., MTPO,02/03/2000

99/51864/007 - Notification of intention to fell 4 Sycamore trees along the north side of the tennis court, fell 1 Sycamore tree and reduce in height another Sycamore tree, both trees along the drive near the southern boundary and fell 2 Sycamore and 1 Holly tree adjacent to Orchard Cottage, 2 The Mews, Langstone High Street. All trees are within Langstone Conservation Area., RNO,10/02/1999

97/62764/000 - Single storey extension to south elevation, PERM,19/09/1997

96/51864/006 - New dormer on north east elevation (Retrospective)., PERM,24/09/1996

95/51864/005 - Continued Use of ground floor of garage as offices, insertion of patio doors in rear elevation and renewal of PP No. 94/51864/4 to continue using first floor of building as offices., ,06/06/1996

94/51864/004 - Renewal of planning permission ref: 93/51864/2 to continue use of office above garage as marketing company., TPP,26/04/1994

92/51864/001 - Conversion to two dwellings, WD,19/05/1992

93/51864/002 - Use of office above garage for marketing company and retention of dormer to north elevation of garage., PERM,

03/51864/011 - Renewal of temporary planning permission 00/51864/009 to allow the continued use of garage and loft over as offices., TPP,10/12/2003

04/51864/012 - Notification of intention to reduce to 2 metres 3x Holly trees and 3x Laurel trees. Remove 1x Sycamore tree all within Langstone Conservation Area., RNO,29/09/2004

06/51864/014 - Erection of a timber framed garage for 3 cars, including the felling of a tree within Langstone Conservation Area., WD,10/01/2007

06/51864/013 - Conversion, extension and change of use of existing garage block to 1No. 3 bedroom detached house with integral single garage and altered access to Langstone High Street., WD,10/01/2007

07/51864/015 - Minor alterations and conversion of annex to a separate 2/3 bedroom

dwelling., WD,28/02/2008

09/51864/016 - To fell 7No. Leylandi, all within Langstone Conservation Area.,

RNO,27/07/2009

APP/12/00133 - Application to carry out tree works including felling, crown reduction, crown lift and reduction in height of boundary height. All trees within Langstone Conservation Area. , RNO,23/03/2012

GEN/14/00440 - Removal of Macracarpa - felled during storms, ,23/04/2014

3 Proposal

Fell 13No. Sycamore trees within Langstone Conservation Area.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

FAO Landscape Team, Technical Services:

Removal of these Sycamore trees is likely to have a considerable impact upon the landscape character of Langstone Road and the visual amenity currently enjoyed by local residents and visitors on approach to Langstone Harbour / Hayling Island.

The extent of structural damage to the wall caused by the proximity of these trees is very evident. The importance of this boundary wall to the Langstone Road character means that the introduction of fencing or railings would not be deemed appropriate in this situation.

It is further anticipated that the wall affords substantial traffic noise mitigation that would be difficult to achieve with an alternative boundary treatment option.

To afford some long-term landscape mitigation for loss of these mature Sycamore trees, I recommend replacement planting of at least 5no deciduous trees (e.g. Beech, London Plane or perhaps Tulip Tree), which should be set further back from the site boundary.

I trust the above is considered reasonable. Please don't hesitate to call if you should have any queries.

Building Control Officer Consultation:

Following our joint visit Langstone Lodge, 1 Langstone High Street, Langstone, it has been determined that the existing wall along the west boundary of the property has experienced damage. This has caused the property owner to take down the brickwork of the wall to a

safe level.

The wall has been subject to a number of Dangerous Structure reports, submitted to Building Control, but was not considered an immediate danger to the public under the Building Act 1984. The wall was monitored in case this changed. The owner was made aware of the reports and appears to have taken action themselves.

Inspecting the wall, it does appear that a number of sycamore trees are growing along side the wall, some as close as touching the wall. It is clear where the trees are right up against the wall, the wall is being pushed out towards the pedestrian pathway. Therefore I would conclude that the trees are contributing to the damage of the wall.

It also appeared that the wall was lifted up in places, possible due to tree roots lifting the foundations.

Other trees that are close but not touching the wall may also be contributing the damage, but further investigation (soil reports etc) would be required to determine if this is the case.

As discussed, it is foreseen that the trees will continue to grow and mature and therefore it is recommended that the trees right up against the wall are removed. Any other trees not as close may not require removal if a suitable, Engineered solution is provided to protect the tree roots etc. Solutions such as pad foundations with lintels, or even piles with ground beams could be considered but may prove to be costly and not considered reasonable for the work required, which if this is the case, these trees may also require removal.

Removing all of the trees would prevent any future damage being caused to the wall after it has been re-constructed.

Please note, if the trees are removed, the ground should be allowed a reasonable period to 'recover to prevent heave damage being caused to the re-built wall.

Conservation Officer Consultation:

Langstone Road physically separates the Langstone conservation area from more recent housing development to the west. The near continuous 2m high brick boundary walls form a visual as well as a physical barrier. The boundary wall to Langstone Lodge is more modern in parts with various elements having that have been replaced. Nonetheless the wall is a particularly significant feature within the conservation area. The Sycamore trees that are subject of this application also provide a strong visual backdrop to the conservation area. Their amenity value is therefore also particularly significant in this area.

This is one of those situations where there are competing and probably irreconcilable objectives. Where significant trees and walls of significance co-exist but are mutually incompatible the objective is to find a balanced solution. At the two ends of the spectrum are either the partial removal of the wall or loss of the trees. In between, sometimes it is possible to modify the design of the wall in a way that does not compromise its integrity but allows the tree to grow and develop.

To my mind the application is currently lacking information to make an informed decision. I believe the applicant needs to come forward with a report outlining why there are no options to retain both the wall and the trees. This is essential as it will either give the appropriate justification for the work or not.

Until this information is forthcoming I would not be able to make an appropriate and informed decision regarding the removal of the trees.

I have now read the Building control officers report and agree the trees require removal in this instance.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Summary: As a Havant Borough Tree Warden and user of the road the loss of these trees would significantly impact on the landscape character of the area and be a sad loss to the visual amenity.

I note that large sections of the wall have already been demolished, presumably as a matter of public safety. It will be interesting to see what reconstruction work is carried out. Foundations to walls can be designed to take account of tree roots, but it comes at a cost, so I guess that is why, on economic grounds, there is an application to fell the trees. It is a pity that when the wall was constructed, or the trees planted, that it was done without mutual consideration for likely future events.

I would ask that if the application is granted it is on the condition that replacement trees of an appropriate variety and size are provided.

Comment: Noted

Summary:As a regular user of this stretch of road, I am well aware of its visual beauty and the importance to an area's status and the well-being of its inhabitants is well documented. As a Tree Warden my first loyalty is to the trees but in this instance, as both wall and trees equally contribute, I sadly accept the officers decision that the trees damage the wall.

Therefore, in line with recommendations already cited , I agree that there must be replacement planting of deciduous trees ,set further back, some of which could be at an already mature stage, and able to be seen from the road- eventually. This is too large and important a project to get wrong.

Comment: Noted

Summary:The well-established sycamore trees form a large part of a longish line of trees along the boundary with Langstone Road and add considerably to the attractiveness of the Conservation Area.

If the tree officer finds that it is necessary to fell them because they are damaging

the boundary wall please could they be replaced with 13 deciduous trees at a suitable distance from the boundary.

Comment: Noted

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:

The trees subject of the S211 notification are a line of mature Sycamore trees that are in the main multi stemmed specimens. They contribute highly in terms of public amenity value to the street scene and the surrounding area offering a very important feature within the conservation area.

The trees appear to be displaying normal vigour and vitality and have the potential for expansive future growth, The trees are connected with direct damage to the adjacent wall (now removed and awaiting a rebuild).

The view of the Building Control Officer has been sought on the relationship between trees Vs wall and the conclusion is that the trees are directly responsible for the damage to the wall and that it would not be a realistic option to rebuild the wall with the trees still remaining in place.

While the trees are clearly visible from a public place, appear to be in good health (no detailed inspection undertaken) they are directly linked to actionable nuisance which excludes them from becoming a defendable TPO.

Options for an alternative to rebuilding a wall have been discussed with the Conservation Officer - railings, part wall etc and his opinion is that the character of the area requires that the wall is rebuilt.

As a council we would encourage the loss of these trees to be mitigated for in terms of new trees being planted further away from the location of the wall. This has been discussed with the agent and he will submit a planting plan prior to the felling.

The loss of these trees will negatively effect the public amenity of the area, however the case for their removal in this instance is believed to be reasonable.

8 Conclusion

RNO

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/16/00518

(A)

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

- 1 The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting.

Reason: To conserve and safeguard the visual amenities of the locality.