
Site Address: 5 Kingscroft Corner, Havant, PO9 1NW
Proposal: Fell 1No. Silver Birch and remove Viburnum hedge within Conservation Area of Brockhampton.
Application No: APP/15/00403
Applicant: Mr S Saunders
Agent: Mr P Lamb
Ward: St Faiths

Expiry Date: 09/06/2015
Team: Team 1
Case Officer: Jamie Gargett

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The tree and hedge are located within the front garden of the residential property.

2 Planning History

None relevant

3 Proposal

Fell 1No. Silver Birch and remove Viburnum hedge within Conservation Area of Brockhampton.

4 Policy Considerations

National Planning Policy Framework

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Landscape Team: No response received

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: The application is to remove a viburnum hedge and fell a silver birch

tree in a conservation area. It would seem a pity to lose the amenity value of a hedge and tree in this urban area by taking such drastic action.

I suggest that the clients concerns regarding the hedge could be alleviated by reducing the height. Although the tree leans towards the pavement it is acknowledged that it is not diseased or there is a fear of falling's limbs etc. There is also no alleged damage to the property or drains etc.

Comment: The Town and Country Act does not allow for placing a TPO on a hedge. The Silver Birch is a young tree within a small front garden. It is considered that this is not the right tree for this location, and as such it will quickly outgrow its planting space. In addition to this the tree does not offer good form and has not met with the TEMPO criteria for a TPO.

7 Planning Considerations

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 trees 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 tree is an early mature silver birch displaying normal vigour and vitality. However, its form is not considered to be visually high for this species. It is leaning from the main stem and is set within a small garden area that is considered to be restrictive for any future growth. The hedge also is a shrub species and legislation does not allow a hedge to be TPO'd . The works applied for are to fell both tree and hedge to allow more light into the front garden and also for security reasons. The tree itself is also leaning towards the highway and close to a telephone wire which could cause problems in the future.

8 Conclusion

Recommended Raise No Objection.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00403.