
Site Address: Driftway House, Mill Lane, Langstone, Havant, PO9 1RX
Proposal: Reduce 1No. Eucalyptus by 3.5m in height; reduce 1No. Silver Birch by 3.5m in height and 1.5m to laterals; fell 1No. Silver Birch all within Conservation Area of Mill Lane.
Application No: APP/15/00114
Applicant: Mrs Dee
Agent: Mr M Reed
Ward: St Faiths
Expiry Date: 12/03/2015
Team: Team 1
Case Officer: Jamie Gargett
All Tree Solutions Ltd

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Rear garden to a residential dwelling.

2 Planning History

None.

3 Proposal

Reduce 1No. Eucalyptus by 3.5m in height; reduce 1No. Silver Birch by 3.5m in height and 1.5m to laterals; fell 1No. Silver Birch all within Conservation Area of Mill Lane.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Langstone Harbour Board: No Objection.

Landscape Team: None 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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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:

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.

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.

8 Conclusion

Having visited the site and assessed the tree works applied for, HBC Arb felt that the proposals were too extreme in terms of pruning. After discussion and negotiation with the applicant the work specification have been reduced to what is now believed to be a reasonable management regime that should manage the size of the tree without detriment to their health. The trees provide a limited backdrop in the area in terms of green vista.

The tree to be felled is agreed to be a poor quality suppressed specimen impacting on the better adjacent Walnut and as its removal is justified.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00114.