
Site Address: 4 & 5A Mill Lane, Langstone, Havant, PO9 1RX
Proposal: 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.
Application No: APP/15/00043 Expiry Date: 10/03/2015
Applicant: Mr Holland Team: Team 1
Agent: Case Officer: Jamie Gargett
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Private driveway serving residential dwellings located within Mill Lane Conservation Area.

2 Planning History

None.

3 Proposal

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.

4 Policy Considerations

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: 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: 7

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 hedges 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 hedge health and condition in any great detail. I visually inspected the hedge 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

The hedges contained within this Section 211 Notification are of a mixed quality and species, many sections of the hedge to the western boundary are over mature, however they do provide some screening for the local residents in Harbourside.

The proposed works are being notified so as to allow vehicular access in relation to a new house build. These works are considered reasonable and should not detrimentally effect the visual amenity offered to the local area (this amenity value is considered to be low in relation to the quality of the hedges) or impact on the privacy of the neighbours.

These hedges fall outside the remit of a defensible TPO.

It is therefore considered to be reasonable works and for the Council to Raise No Objection.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00043, subject to the following condition:

- 1 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: 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.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape and having regard to Policy DM8 of the Local Plan (Core Strategy).