

APP/14/00144

19 Tower Street, Emsworth, PO10 7BH

Crown reduce 1No. Poplar by 4m to previous pollard points; within Conservation Area of Emsworth.

PLANNING POLICY FRAMEWORK*

NPPF paragraphs 14, 109, 115 & 118; **HBCS** - CS11, CS12, DM8, DM9: **PHBAP** – AL1, **CHMP** - L1, L3, BD2 & **Appendix 3** – B9: **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Site was visited on 11.3.2014. It is within Character Area (A) of the conservation Area appraisal. The Poplar tree in question is situated behind the house and therefore not visible from the street. It is visible from Orange Row a private mews development off South Street and some views are had from the foreshore, albeit the canopy sits below roof ridge lines and is therefore sub-ordinate to built form.

It is noted that in 2013 consent was given to fell another Poplar tree under reference 13/00167, further south, which would have opened up wider views of the Poplar tree subject of this application. It is hoped that replacement planting was sought to compensate for that loss, although none was specified on the decision notice dated 26 April 2013.

The tree sits very close to the flank wall of a new house in Orange Row. As there are limited views, the Conservancy has no objection to modest works to the tree in line with sound arboricultural practice. It is hoped that a condition will be applied specifying that the work is carried out outside the bird breeding period to safeguard wildlife.

DATE CONSIDERED

20/3/14



CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

No objection is raised subject to works being carried out outside the bird breeding season.

Steve Lawrence

Planning Officer

*Abbreviations used –

- **NPPF** – National Planning Policy Framework (2012)
 - **HBCS** - Adopted Havant Borough Core Strategy (2011)
 - **PHBAP** - Publication version Draft Allocations Plan (2013)
 - **CHMP** – Chichester Harbour Management Plan 2014-2019 & **Appendix 3** (as amended) – Planning Guidelines
 - **SPG/D**:- Supplementary Planning Guidance/Documents
- **Emsworth Design Statement** (2008), especially design consideration 4 which reads:-
“4 The quality and character of Emsworth’s landscape setting and associated views from within Emsworth and the Harbour”
- **Emsworth Conservation Area Character Appraisal** (para 3.24 and 5.8) and **Management Plan** (2010), especially 3 (vi-vii & ix)
- Consultation by **Emsworth Forum** closing 7.4.14 seeking Neighbourhood Planning body status