
Site Address:	Tree east of access gate, Gulls Way Field, Mill Lane, Langstone, Havant		
Proposal:	Fell 1No. Sycamore tree within Mill Lane Conservation Area.		
Application No:	APP/14/00530	Expiry Date:	27/06/2014
Applicant:	Mr R Carrell	Team:	Team 1
Agent:		Case Officer:	Jamie Gargett
Ward:	St Faiths		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The Sycamore tree is located on a verge between Gulls Way Field and Mill Lane within a hedgerow. East of the access gate.

2 Planning History

00/00000/000

3 Proposal

Fell 1No. Sycamore tree within Mill Lane Conservation Area.

4 Policy Considerations

Core Strategies 2011 forming part of the HBLDF

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 objections to the proposals.

Conservation Officer - No response received

Landscape Team - The Arboricultural Officer and I have discussed this tree and whilst it may not merit a TPO it is of value within the landscape locally.

It's presence on the boundary of the site adjacent an open field and within the context of Mill lane conservation area is part of a wider group of vegetation forming the character of the conservation area and landscape character area.

There have been a number of tree removal applications locally and continued tree loss could begin to erode the local character significantly in which case protecting the best specimens is vital to conserve the character.

In this case it appears its loss cannot be refused, however suitable replacements could be considered in future which the Arboricultural Officer will provide details of.

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: 1 site notice posted 03/06/2014

Statutory advertisement: Not applicable.

Number of representations received: 0

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:

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.

The tree is a medium sized sycamore and appears to be presenting normal vigour and vitality, although the tree is forking from a low height. The work has been applied for to allow access via a gate for trucks to carry out flood defence work.

The removal of the tree should not have too much of a negative impact on the area due to its green surroundings.

8 **Conclusion**

Recommended RNO

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/14/00530