
Site Address: 6B Mill Lane, Langstone, Havant, PO9 1RX
Proposal: Removal of front mixed hedges of 13m and 4m length respectively; fell 1No. Plum; fell 1No. Silver Birch by 2m all round; remove 1No. Goat Willow; remove 1No. Leylandii Cypress (Haggerston Grey); reduce 1No. Bay by 4m in height and 1m to sides; reduce Leylandii hedge by 6m, fell 1No. Sycamore; reduce 1No. Ash by 3m all round. All within Conservation Area of Mill Lane.

Application No: APP/13/00743 Expiry Date: 12/09/2013
Applicant: Mr S Gold Team: Team 1
Agent: Mr S Bacon Case Officer: Jamie Gargett
 Stephen Bacon Tree Services
 Ltd
Ward: St Faiths

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The trees and hedge are located within the curtilage of a residential dwelling. The site is located within the Mill Lane Conservation Area.

2 Planning History

None

3 Proposal

Removal of front mixed hedges of 13m and 4m length respectively; fell 1No. Plum; fell 1No. Silver Birch by 2m all round; remove 1No. Goat Willow; remove 1No. Leylandii Cypress (Haggerston Grey); reduce 1No. Bay by 4m in height and 1m to sides; reduce Leylandii hedge by 6m, fell 1No. Sycamore; reduce 1No. Ash by 3m all round. All within Conservation Area of Mill Lane.

4 Policy Considerations

NPPF

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

Conservation Officer - No comment

Landscape Team - Object to hedge removal

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: I would like to raise a concern regarding the removal of hedgerow and replacement with an 'all laurel household boundary' hedge.

For many years Mill Lane's natural hedgerow has formed the boundary of the lane. It has been allowed to grow up and is now quite tall with other saplings and seedlings naturally transplanted into it, both from nearby natural areas and from cultivated gardens. Hazel, Bay, Beech, and Sycamore amongst others are growing up amongst the Hawthorne hedgerow and providing good screening. Laurel has been planted within the hedgerow in places, but it is not prevalent.

The form of the natural hedgerow adds to the vista, and is in keeping with an established rural lane for all to enjoy. The natural mixed hedgerow is still predominant even though some residents have been permitted (in the past) to change the look of their part of the boundary hedge; favouring more uniform planting and clipped to shape appearance for their hedge, or garden shrub and flower planting instead of hedgerow. In my opinion these changes appear incongruous within the overall setting of the lane. Most residents do leave the hedgerow in its natural state, only seeking to carry out minimum maintenance. It seems a pity to change the nature of the boundary hedge so drastically at a point where it is still uninterrupted and natural. To uproot part of the boundary completely is drastic.

Comment: Noted and agreed. However the Hedgerow is not of a TPO standard and it does not meet the criteria for a Hedgerow Removal Notice and as such the Council does not have the power to object to its removal.

7 Planning Considerations

The tree works and felling outlined within this Section 211 Notification are considered reasonable arboricultural practice and maintenance.

The removal of the hedge is considered to be poor practice and not in line with good arboricultural or ecological management. However unfortunately the hedge is not of a quality that will allow for it to be TPO'd and there is no requirement for the hedge to be subject of a Hedgerow Removal Notice (Consulted with the Landscape Team). The replacement with a laurel hedge is not a favoured option as there will be reduced wildlife value and public amenity will be detrimented.

In this instance HBC has no option than to Raise No Objection to the Section 211 Notice.

8 **Conclusion**

RNO

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/13/00743 subject to the following conditions