

**Delegated Decision  
Sign Off Sheet**

<b>Case No:</b>	SDNP/15/00929/TCA	<b>Case Officer:</b>	Maria Stewart
<b>Application Type:</b>	Tree in a Conservation Area		
<b>Proposal:</b>	Tree 1: Ash (single stem leaning over car park) - Fell, Tree 2: Cherry - Fell, Tree 3: Conifer - Fell, Tree 4: Conifer - Fell, Tree 5: Holly - Fell, Tree 6: Spruce and adjacent small Holly - Fell, Tree 7: Apple - Fell, Tree 8: Ash - Remove lowest 2 limbs over Car park entrance		
<b>Site:</b>	The Queens Hotel , High Street, Selborne, Alton, GU34 3JJ		
<b>Valid Date:</b>	25 February 2015	<b>Overall Publicity Expiry Date:</b>	24 March 2015
<b>Recommendation:</b>	Application Withdrawn	<b>Recommendation Date:</b>	30 March 2015
<b>Expiry Date:</b>	8 April 2015	<b>Recommending Officer Signature:</b>	

<b>Date Legal Agreement Completed (if applicable)</b>	<b>No. of Representations</b>
	20

<b>Signed &amp; Agreed By</b>	<b>Date</b>
	31 March 2015 <i>1 April</i>
<b>Line Manager Comments</b>	

<b>Case Officer Details</b>	<b>Name:</b>	Maria Stewart		
	<b>Tel No:</b>	01730 234214		
	<b>Email:</b>	maria.stewart@easthants.gov.uk		
<b>Application No:</b>	SDNP/15/00929/TCA			
<b>Validation Date</b>	25 February 2015	<b>Determination Target Date:</b>	1 April 2015	
<b>Applicant:</b>	Mr McMillan			
<b>Proposal:</b>	Tree 1: Ash (single stem leaning over car park) - Fell Tree 2: Cherry - Fell Tree 3: Conifer - Fell Tree 4: Conifer - Fell Tree 5: Holly - Fell Tree 6: Spruce and adjacent small Holly - Fell Tree 7: Apple - Fell Tree 8: Ash - Remove lowest 2 limbs over Car park entrance			
<b>Site Address</b>	The Queens Hotel High Street Selborne Alton GU34 3JJ			

**Recommendation: That the application is Application Withdrawn.**

**1. Site Description and Proposal**

This notification has been withdrawn at the agent's request.

**2. Consultations**

**Parish Council Consultee Comments**

Selborne Parish Council strongly OBJECTS to the proposal to remove trees behind the Queen's Hotel, Selborne.

The applicant offers no convincing rationale for removal of the trees. He simply claims the trees are of 'low amenity value'. That statement is misleading and in any case misses the point. The Parish Council's reasons for objection are as follows:

1. Felling the trees would be detrimental to the character and appearance of the Conservation Area:

Whilst pruning the ash trees may be beneficial to these trees and to public safety, there is no obvious justification for felling the other trees. The trees contribute to the character and appearance of the Conservation Area. Their removal would amount to the wilful destruction of an important asset to the village.

2. The proposal conflicts with the first National Park purpose by its failure to conserve and enhance the natural beauty, wildlife and cultural heritage of the area:

The trees actively contribute to the natural beauty of the area. They are positively beneficial to the wild bird life of the village;

The conifers are typical of trees in Selborne, e.g. in the Church yard; they are likely to have been planted between 1870 and 1910. They have important biodiversity value. Goldcrests, the UK's smallest birds, pick insects out from their foliage. Goldcrests require coniferous trees in woodland and gardens for breeding. Chaffinches, a variety of tits, thrushes, house sparrows, blackbirds and

other birds use all of these trees for feeding and for nesting. The apple tree is large and mature; it sustains the bees in the area with its blossom. The cherry tree and the holly also make an important contribution to the biodiversity of the area, supporting and sustaining several species of birds. The birds contribute to the public enjoyment of the area; destruction of any part of their habitat would impoverish Selborne and would conflict with the National Park's first purpose.

3. The proposal conflicts with the second National Park purpose, the so-called 'recreational' purpose, regarding the enjoyment of the special qualities of the National Park by the public: It is self-evident that the proposal would compromise the public's enjoyment and experience of the natural beauty of the area. The trees to be removed contribute positively to the amenity of the adjacent Public Footpath, Huckers Lane;

Views to and from the Footpath would be detrimentally affected; Huckers Lane is part of the ancient Via Canonorum leading to The Priory. It is much used. As soon as walkers join Huckers Lane from The Street, hedgerows and trees provide them with a rural feel and an understanding of the natural beauty of the area. Removal of the trees behind The Queens would compromise the rural feel of this part of the Conservation Area and would have a detrimental impact on views to and from the wider landscape e.g. Church Meadow, the Short Lythe and the Long Lythe.

4. The proposal to remove the trees conflicts with the spirit of the Village Design Statement: Chapter 3 - Settlement Pattern Character states:  
'Mature hedgerows and trees.. give a rural feel throughout the village.'

For the reasons given and on behalf of the wider community, including Selborne residents and the many thousands of people who visit Selborne every year from all over the world, Selborne Parish Council urges East Hampshire District Council on behalf of the South Downs National Park Authority to refuse permission for the removal of these trees.

### **3. Representations**

20 letters of objection received.

### **4. Recommendation**

It is recommended that the application be withdrawn.