

Site Address:	Hill Lodge, 42 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	1No. Sycamore - Reduce crown height and spread by 4 metres, leaving crown height of 20 metres and crown spread of 32 metres, subject to TPO 1116.		
Application Type:	Works to TPO Tree		
Application No:	APP/23/00780	Expiry Date:	08/12/2023
Applicant:	Mr Heather Dolphin Homes		
Agent:	Mr S Blyth Stubbington Tree Care	Case Officer:	Peter Slegg
Ward:	Bedhampton		

Recommendation: **REFUSE TPO CONSENT**

1 Site Description

Hill Lodge, 42 Bedhampton Hill, Havant, PO9 3JW

2 Planning History

90/53229/004 - Kitchen extension rear ground floor., UNK,
90/53229/005 - Single storey rear extension using existing kitchen window
(amendment to planning permission No. 89/53229)., REF,11/07/1990
90/53229/006 - Listed building application for single storey rear extension using
existing kitchen windows (amendment to Listed Building Consent 89/53229/1LB).
, REF,12/07/1990
03/53229/007 - To reduce the eastern sector of the crown by 2 metres, the whole
crown by 15-20% and remove dead wood of a Horse Chestnut, T1 subject of TPO
1799., REF,04/11/2003
06/53229/008 - Application for crown reduction of eastern sector by 2 metres and
crown thin by maximum of 20% a Horse Chestnut (T1) subject to TPO 1799.,
PERM,16/11/2006
GEN/11/00211 - Proposed development of land, ,15/03/2011 16:34:32
APP/11/01354 - Crown reduce by 5m, crown lift to 6m, reduce sides by 2m 1No.
Horse Chestnut tree (T1) subject to TPO 1799. , PERM,07/10/2011
GEN/11/01237 - Request for meeting regarding proposed care home use ,
,02/11/2011
GEN/12/00276 - Are there any TPO's on site?, ,07/05/2012
GEN/12/00449 - Proposed care home development with new detached dwellinghouse,
UNK,
GEN/12/00755 - DDD works., ,12/07/2012
GEN/12/00768 - Proposed Care Home Development. , ,31/08/2012
APP/13/00066 - Two storey extension to hotel with alterations to car park.,
REF,20/03/2013
APP/13/00266 - Demolition of existing buildings and construction of 86 dwellings
consisting of 9No. 1 bed flats, 28No. 2 bed flats, 24No. 3 bed houses, 21No. 4 bed
houses and 4No. 5 bed houses with associated parking, landscaping and the
provision of open space together with acoustic fencing and improvements to existing
site access.. PERM,17/10/2018 10:24:25

APP/13/00311 - Two storey extension to hotel with alterations to car park (revised application)., PERM,12/06/2013

APP/13/00457 - Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18No. care bedroom facility., PERM,20/09/2013

GEN/13/00957 - Request for information regarding historic and/or contaminative uses of the site., ,31/10/2013

APP/13/01206 - Reserved Matters Application relating to appearance (Condition 3a), landscaping (Condition 3b) and other matters (Condition 3c-g) following Outline Planning Permission APP/13/00457., PERM,14/02/2014

APP/13/01258 - Discharge of Condition No's 5, 8, 13, 15 and 17 of Planning Permission APP/13/00457. , PERM,05/02/2014

APP/14/00168 - Two storey and single storey rear extensions to existing building (in association with conversion of building to Class C2 care home under Planning Permission APP/13/00457). , PERM,29/05/2014

APP/14/00465 - Discharge of Condition Nos 3, 8, 9, and 10 of Planning Permission APP/13/00266., PERM,24/07/2014

APP/15/00373 - Discharge of Condition No/s 2, 3, 4, 5, 7, 11, 12, 15, 16, 17 and 19 of Planning Permission APP/14/00724., DEL,

APP/15/00476 - Extensions to Lodge 1 to accommodate additional bedroom and social room; extensions and ramp to Hill Lodge (revisions to previously approved plans APP/14/00168); construction of new community building, incorporating therapy pool; and relocated vehicular access., PERM,18/09/2015

APP/16/00144 - New community facility comprising therapy pool, community room and relocated vehicular entrance., PERM,06/04/2016

APP/17/00230 - Erection of 1No. single storey detached 2 bedroom lodge., PERM,17/05/2017

GEN/17/00494 - TPO Request, ,08/05/2017 10:49:50

APP/18/01206 - Erection of two storey building providing 7no. Supported Living Apartments with ancillary social space and associated car parking (revised scheme). , PERM,07/03/2019

GEN/19/00117 - Complaint re CIL charges, UNK,

GEN/19/00932 - JQF563SD - Regulation 5 notification for the installtion of fixed-line broadband apparatus., ,19/12/2019 11:40:07

GEN/20/00065 - Notification of installation of 9m medium wooden pole., ,30/01/2020 10:39:29

GEN/20/01001 - Confirmation of compliance with planning permission APP/18/01206., UNK,

GEN/21/00371 - Confirmation of compliance with Planning Permission APP/13/00266, ,22/04/2021 10:27:38

3 Proposal

1No. Sycamore - Reduce crown height and spread by 4 metres, leaving crown height of 20 metres and crown spread of 32 metres, subject to TPO 1116.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

Councillor Liz Fairhurst - Bedhampton

Councillor Phillipa Gray

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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 The report relates specifically to assessing the proposed works drawing upon the information submitted with the application.

7.3 When considering the application the local authority is guided by the national guidance 'Tree Preservation Orders and trees in conservation areas'.

7.4 The national guidance that advises authorities when determining an application to protected trees to consider a range of criteria, which include the amenity value of the tree and the likely impact of the proposal on the amenity of the area; whether the proposal is justified, having regard to the reasons and information put forward in support of the application and potential loss or damage likely to arise if consent is refused.

7.5 The tree is a mature sycamore tree to the rear of Hill Lodge, 42 Bedhampton Hill, Havant and subject to TPO 1116. The tree is visible from the surrounding public areas and part of a group that make a positive contribution to the amenity of the local area. In the supporting information for a recent planning application (APP/17/00230) the tree was surveyed as Category B tree when considered against the criteria of British Standard (BS 5837:2012) – Trees in relation to design, demolition and construction – Recommendations. There is no indication that the condition and quality of the tree has changed since the survey was undertaken.

7.6 The government guidance advises that the higher the amenity value of a tree and the greater any negative impact of the proposed works on amenity, the stronger the reasons needed before consent is granted.

7.6 The reasons for the crown reduction of the tree, is to allow additional light into the courtyard area and reduce the dropping of sap and leaves into the area.

7.7 The British Standard for Tree Work BS3998:2010 advises that 'While tree work can be desirable to accommodate people's requirements from the tree and the land around it, any work that exposes the woody tissues is a form of damage that can be detrimental to the tree in the long term'. On this basis the approach to determining if tree works are appropriate must be based upon reasons, which on balance, would not unnecessarily increase the stress and risk of infection leading to potential adverse impact to the tree and its amenity value.

7.8 Whilst it is acknowledged that the residents enjoy the benefits of the tree, the impacts of leaf, fall, dropping of sap and reduced light levels to a property are not considered reasons to justify the proposed works.

7.9 The issue of light can sometimes be managed by pruning works that sensitively retain the amenity value of the tree. However, the proposed work to reduce the overall crown of the tree by 4m would alter its mature form. The tree does not appear to have been previously reduced across its whole crown and the impact of a crown reduction would have a detrimental impact on its amenity value to the local area.

7.10 Honeydew is caused by greenfly (aphids) feeding on the tree, which excrete a sugary sap. Often the honeydew is colonised by a mould which causes it to go black. Unfortunately, there is little that can be done to remove the aphids which cause the problem; and pruning the tree will generally only offer temporary relief. Whilst the sap from sycamore trees can be troublesome on cars and property, it can usually be washed off with warm soapy water. Proposed pruning works to try and tackle the problem are not a sufficient reason to justify works to the tree.

7.11 Leaf fall is a natural and seasonal inconvenience and whilst troublesome it is not legally a nuisance and not sufficient to justify works to the tree.

7.12 Whilst there are other mature trees within the vicinity, the proposed work would have a detrimental impact on the amenity value of the tree and increase the risk of weakening it, which would not be in accordance with Policy DM8 of the Core Strategy (2011).

8 Conclusion

It is recommended that the works to the tree should be refused consent.

9 RECOMMENDATION:

That the Executive Head of Place be authorised to **REFUSE TPO CONSENT** for application APP/23/00780 for the following reason:

1. The tree is an important feature in the local landscape and appears to be in adequately sound and healthy condition. The proposed works would result in undue reduction in the quality of the tree and detrimental to the visual amenity of the locality. It is therefore contrary to policy DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.