

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/23/00630
LOCATION	Brookfield Hotel, 93-95 Havant Road, Emsworth, PO10 7LF
PROPOSAL	Remodelling of the existing entrance lobby, front extension, alterations to the front façade, external works to provide an outdoor seating area to the front including decking and associated landscaping, reconfiguration of the car park layout, and minor alterations to the rear elevation.
RECOMMENDATION	Approval, subject to conditions
DATE	20 th November 2023

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed application has reflected initial comments and the additional information proposed in Arboricultural Statement (reference LAS_641) is welcomed. Working collaboratively with the agent the Arboricultural Statement outlines suitable tree protection measures and method statement that outlines an approach to protect trees on site with potential improvements to the land surrounding the oak tree (T5) in close proximity to the front entrance. The proposed removal of some of the hardstanding and replacement with a grass reinforcement system, such as Golpa, and raised decking for the outdoor seating area would result in an improved rooting environment for the tree (57.7% reduction of hard surfacing in the root protection area), which would be in accordance with Policy DM8 of the Havant Core Strategy (2011).

The supporting information (Arboricultural Statement, reference LAS_641) confirms that the existing levels in the root protection areas of the trees will be retained which again would be in accordance with Policy DM8 of the Havant Core Strategy (2011) to protect natural features of amenity importance on site.

The development proposals do include the removal of two trees (T17 and T24), but Appendix 7 of Arboricultural Statement (reference LAS_641) identifies the species and location for replacement planting. Whilst it is disappointing to see the loss of a tree on site, on balance the proposed works are considered acceptable considering condition of the trees and the works would be in accordance with Policy DM8 of the Havant Core Strategy (2011).

The collaborative working with the agent is commended. If the officer is minded to grant planning permission for the application, tree protection measures, foundation design and landscaping details, plus replacement planting should be secured by condition.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works to trees not subject to a Tree Preservation Order shall be pruned in accordance with the with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work) and the Arboricultural Statement at Brookfield Hotel, Emsworth, prepared by LANDARBSOLUTIONS (31.10.2023) (reference LAS_641).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) and the Arboricultural Statement at Brookfield Hotel, Emsworth, prepared by LANDARBSOLUTIONS (31.10.2023) (reference LAS_641).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

c) Foundations and Landscaping:

No development other than demolition works shall commence until details of special foundations and landscaping details of grass reinforcement measures that will be able to 'bridge' the rooting areas of trees or foundations, which can be inserted through the root system without causing harm to the trees have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

d) Tree Protection: Foundations - Hand digging excavations:

Any excavation work, including foundations, within the existing root protection area of the protected trees shall be carried out only by hand in accordance with the BS:5837:2012 'Trees in relation to design, demolition and construction Recommendations'. Any roots over 25mm in diameter shall not be severed and if exposed should be packed with sphagnum moss and wrapped with hessian to prevent the entry of rot causing fungi and micro-organisms. No roots shall be left exposed to the air, water, snow or frost for more than two hours without appropriate protection.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

e) Replacement Planting

Two replacement trees are required to be planted to retain the amenity value of trees on site. The trees should be a minimum heavy standard with a stem girth of 12-14 cm at the time of planting. The location and species type for replanting of the replacement trees are to be in accordance with Arboricultural Statement (Appendix 7) at Brookfield Hotel, Emsworth, prepared by LANDARBSOLUTIONS (31.10.2023) (reference LAS_641), with tree planting being undertaken in the first available planting season following removal. Each replacement tree shall be planted in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape- Recommendations', BS:3936:1992 Part 1 of Part 4: 'Nursery Stock- Specification for trees and shrubs' and BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

f) Management of replacement planting

If within a period of 5 years from the date of the planting of a replacement tree, or any further tree planted in replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the local authority, seriously damaged or defective, another tree of the same species as that originally planted, pursuant to condition 'Tree Replacement'; shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.