
Site Address: South Africa Lodge, Stakes Hill Road, Waterloooville, PO7 7LA

Proposal: Reduce crown height and spread on 1No. Oak tree (Tree 1 [TPO T4]) by 2-3m, leaving a crown height of 12-13 metres and a crown spread of 16-17 metres. Reduce crown height and spread on 1No. Oak tree (Tree 3 [TPO T2]) by 2-3 metres leaving a crown height of 17-18 metres and a crown spread of 12-13 metres. Both trees subject to TPO 0977.

Application No: APP/19/01150

Expiry Date: 20/01/2020

Applicant: Mr Andy Foster

Agent: Mr James Hooker

Case Officer: Maria Stewart

Ward: Waterloo

Recommendation: **GRANT TPO CONSENT**

1 Site Description

South Africa Lodge, Stakes Hill Road, Waterloooville, PO7 7LA

2 Planning History

02/56387/010 - Application for the continued use of South Africa Lodge as a nursing home without compliance with Condition No. 3 of planning permission 99/56387/009 to allow for the accommodation of a single resident below the age of 50., NFA,02/11/2012

99/53742/007 - Provision of pedestrian access into site off existing public footpath on Stakes

Hill Road frontage, PERM,22/07/1999

99/56387/007 - Exterior alterations, roof additions and two storey extension to north elevation

. Two storey extension to south elevation incorporating provision of lift., PERM,18/03/1999

99/56387/008 - Crown reduce and crown raise Oak tree (T1) subject to TPO 977, PERM,05/03/1999

99/56387/009 - Two storey extension to existing building to provide for a further 29 bedrooms and ancillary facilities for the care of the elderly mental frail, and additional car parking, PERM,05/10/1999

98/56387/005 - Outline application for the conversion of existing building into 22 bed nursing/

care home and erection of a 2 storey building to provide 22 sheltered units with associated parking. Demolition of existing managers bungalow, NPW,08/12/2004

98/56387/006 - Crown reduction of Oak tree (T3) subject to TPO 977, PERM,17/06/1998

97/56387/003 - Crown reduction of Oak tree subject to TPO 977, PERM,20/10/1997

97/56387/004 - Pruning of Oak tree (T2) subject to TPO 977, PERM,03/12/1997

92/53742/005 - Replacement of existing pool enclosure, PERM,18/01/1993

04/56387/011 - Application for discharge of Planning Obligation contained in Agreement dated 17 January 1992 to allow for use of the bungalow for the care of those with learning difficulties and pre-senile dementia., PERM,06/12/2005

04/56387/012 - , UNK,

05/56387/013 - Application for crown reduction by 20% of 3No. Common Oaks (T1, T2 and T4) of TPO 0977., PERM,12/12/2005

06/56387/014 - Application for crown reduction of 20% an Oak (T4) of TPO 0977., PERM,24/02/2006

07/56387/015 - Construction of 2/3 storey extension to north. 2 storey extension to east and conservatory to south, providing 37 additional bedrooms, day space, staff room, kitchens and laundry., S106,12/02/2008

08/56387/016 - Discharge of Condition No. 4, of Planning Permission 07/56387/015., PERM,14/07/2008

08/56387/017 - Discharge of Condition No. 6 of Planning Permission 07/56387/015., PERM,25/07/2008

08/56387/018 - Discharge of Condition No's. 5, 9 and 10 of Planning Permission 07/56387/015., PERM,14/08/2008

08/56387/019 - Discharge of Condition No. 7 of Planning Permission 07/56387/015., PERM,05/09/2008

08/56387/020 - Discharge of Condition No. 8 of Planning Permission 07/56387/015., PERM,26/01/2009

09/56387/021 - Sun room to south elevation., PERM,21/04/2009

09/56387/022 - Application to vary Condition 3 of Planning Permission 99/56387/009, to allow persons aged 18 or above to reside at South Africa Lodge., WD,12/10/2009

09/56387/023 - Application to vary Condition 3 of Planning Permission 07/56387/015 to allow persons aged 18 or over to reside at South Africa Lodge., WD,12/10/2009

APP/10/00951 - Demolish existing bungalow. Construction of new detached bungalow with associated landscaping. , WD,14/01/2011

APP/11/00041 - Extension of time limit for implementation of Planning Permission 04/56387/012 relating to a single storey extension to south east elevation and alterations to existing bungalow., PERM,17/03/2011

APP/11/00159 - Discharge of Condition No/s 5 & 6 of Planning Permission 04/56387/012., PERM,19/04/2011

APP/11/00220 - Variation of Condition 3 of Planning Permission 04/56387/012 to provide emergency exit door and relocate window to south east elevation., PERM,19/04/2011

APP/11/00221 - Application for Non-Material Change to Planning Permission 04/56387/012 relating to revised fenestration and extension to glazed canopy., PERM,19/04/2011

APP/11/01035 - Variation of Condition 3 of Planning Permission 99/56387 to allow persons aged 18 or above to reside at South Africa Lodge., PERM,12/07/2012

APP/11/01037 - Variation of Condition 3 of Planning Permission 07/56387/015 to allow persons aged 18 or above to reside at South Africa Lodge., PERM,09/09/2011

APP/13/00271 - Roof extension and conversion of existing space with insertion of new rooflights., PERM,15/05/2013

GEN/15/00450 - Confirmation whether Council aware of any existing breaches of planning permissions., ,06/05/2015 12:58:15

GEN/17/01131 - Overhanging branches from Oak tree, UNK,05/10/2017 10:07:15

APP/17/01276 - Crown reduce 1No. Oak (T4) by 5m. Subject to TPO 0977., REF,10/01/2018

GEN/18/00585 - COP DOCS - Decision notices and s106 agreements., ,19/06/2018

GEN/18/00839 - Copy doc - S106 agreement dated 16/3/2011, ,20/08/2018

GEN/19/00568 - Dead branches., UNK,

3 Proposal

Reduce crown height and spread on 1No. Oak tree (Tree 1 [TPO T4]) by

2-3m, leaving a crown height of 12-13 metres and a crown spread of 16-17 metres. Reduce crown height and spread on 1No. Oak tree (Tree 3 [TPO T2]) by 2-3 metres leaving a crown height of 17-18 metres and a crown spread of 12-13 metres. Both trees subject to TPO 0977.

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 Gwen Robinson

Councillor Mike Sceal

Councillor Peter Wade

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: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

[illegible]

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 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.

7.3 This application to undertake works to trees protected by a Tree Preservation Order relates to the proposed pruning of two mature Oak trees located within the grounds of South Africa Lodge and adjacent to the south-eastern boundary.

Oak tree numbered 1 on the application is a large mature specimen situated between large sheds and the rear garden of a property in Upper Berewood.

The application is to crown reduce by 2-3m back to previous pruning points. The reason for the work is due to apical dieback. It is clear from the site visit that the canopy is thinning. Given the close proximity to the neighbouring property and the sheds beneath the tree, which people work in, the proposed reduction is an appropriate course of action for managing the tree in its location.

Oak tree numbered 3 on the application is a large mature specimen, growing on the boundary with a property in Upper Berewood and overhanging their property.

While the tree appeared to be in relatively good health, fungal brackets have been found at the base of the tree. In order to manage the tree in its location, the applicant wishes to reduce the tree by 2-3m. The course of action is considered to be appropriate for managing the tree in its location.

No objections to the application have been received.

8 **Conclusion**

The work proposed is considered to be appropriate and proportionate and therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/19/01150

(A)

(B) for the following reasons/subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.

- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than 20/01/2021.
Reason: To control the timing of the works