
Site Address: South Africa Lodge, Stakes Hill Road, Waterloooville, PO7 7LA
Proposal: Crown reduce 1No. Oak (T4) by 5m. Subject to TPO 0977.
Application No: APP/17/01276 Expiry Date: 24/01/2018
Applicant: Ms Johns
 South Africa Lodge Limited
Agent: Mr Cloud Case Officer: Maria Stewart
 Technical Arboriculture Limited
Ward: Waterloo

Recommendation: **REFUSE 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,
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

3 Proposal

Crown reduce 1No. Oak (T4) by 5m. 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

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: 5

Number of site notices: 1

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 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 Havant Borough Council Date Inspected: 19th December 2017 Case Officer: Mr J Gargett (BJH standing in) Planning Application Ref: APP/17/01276 Location: South Africa Lodge, Stakes Hill Road, Waterlooville PO7 7LA Description of works: Proposal to crown reduce 1 No Oak (T4) by 5m [TPO 0977]. Comments On Application: ☐ This application is supported by an Arboricultural Tree Safety Audit Report from Kevin Cloud of the Technical Arboriculture Consultancy. ☐ The survey has been conducted in a logical and thorough manner although I have reason to doubt it findings. ☐ The Oak in question is mature and some 14m tall with an average branch spread of 7m. ☐ It has been reduced and reshaped in the past with approximately 1.5m of regrowth from the old pruning cuts. ☐ For clarification this is actually T4 in the TPO listings but is described as T3 in the Technical Arboriculture Consultancy report. Conclusions: ☐ The TSA report is detailed and for this tree it states 'Significant area of darkened bark with signs of active bleeding from W side through to E side; area extending from ground level to 1m agl. Sounding indicates degradation and hollowing behind patches. Probe unable to penetrate beyond cambium suggesting that sounding is due to delamination of bark rather than cavities. Sounding above 2m good.' ☐ From this the

applicants Arb Expert deduces (at section 39 of his report) that this tree is suffering from acute oak decline and advises of the need to reduce this tree by 5m in both height and spread – I would question the logic of this as there is no expansion on the theory that this tree has the onset of Acute Oak Decline – particularly given that in his survey he states that the crown is ‘Previously reduced. Foliage density good’. This is further compounded by the fact that the inspection took place in November when the tree is devoid of leaf and it is impossible at this time of year to assess a tree’s vigour and vitality and make a determination of Acute Oak Decline. □ There is no mention in the survey schedule of any defects whatsoever in the branchwork and crown of this tree – so no deadwood or dieback or decline of branches and branch tips that one might associate with Acute Oak Decline. □ I do not doubt that this tree has an area of dead bark and that this may be associated with attack by a fungal pathogen – as yet unidentified - but there is no soft decaying tissue or presence of cavities behind this just bark dieback. □ There is currently insufficient evidence to conclude that this tree is suffering from Acute Oak Decline or that the bark dieback will progress and kill the tree or that there is any dieback or decline whatsoever in the crown of the tree. Under these circumstances there is no justification for reducing this tree by 5m overall. □ Further assessment of this tree needs to take place when it is in leaf next Summer and then further investigation work undertaken to try to prove what fungal pathogen has caused the bark dieback - to determine the type of action that such a fungus would be most likely to take [i.e. aggressive or weak potential degradation of internal tissues] to better define a long term management strategy for this tree.

Recommendations: □ This is a very important tree in the landscape and at the present time there is no evidence submitted that justifies a 5m reduction - which would completely remove all live foliage and just leave a trunk with scaffold limbs and large open wounds open to infection by fungal pathogens. Given that the tree is clearly fighting a fungal attack at ground level (plus noted fungal pathogens on the other trees) it would not make sense to stress it further by conducting a heavy reduction and also leave large wounds open to fungal infection which would probably lead to its demise. □ I recommend REFUSAL of this application on the grounds of insufficient justification for the level of pruning works requested. Bernie Harverson Consultant Arboriculturist

8 **Conclusion**

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **REFUSE TPO CONSENT** for application APP/17/01276 for the following reasons

- 1 Further assessment of this tree needs to take place when it is in leaf next Summer and then further investigation work undertaken to try to prove what fungal pathogen has caused the bark dieback - to determine the type of action that such a fungus would be most likely to take. This is a very important tree in the landscape and at the present time there is no evidence submitted that justifies a 5m reduction - which would completely remove all live foliage and just leave a trunk with scaffold limbs and large open wounds open to infection by fungal pathogens. Given that the tree is clearly fighting a fungal attack at ground level (plus noted fungal pathogens on the other trees) it would not make sense to stress it further by conducting a heavy reduction and also leave large wounds open to fungal infection which would probably lead to its demise.

It is therefore contrary to policy DM8 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework 2012 to recommend permission for these works.