
Site Address: Belmont Castle Rest Home, 18-20 Portsdown Hill Road,
Havant, PO9 3JY

Proposal: Crown Lift 1No. Beech to 3 m over pavement (T4 marked T1 on plan); and
crown lift 1 No. Yew (T3 marked T2 on plan) and 1No. Sycamore (T2 marked T3 on plan)
to 5.3 m over car park area. All subject to TPO 1873.

Application Type: Works to TPO Tree

Application No: APP/22/00516 Expiry Date: 12/07/2022

Applicant: Mr Chant

Agent: Mr Reidy Case Officer: Tom Gregory
Hampshire Heartwood Tree
Surgeons

Ward: Bedhampton

Recommendation: **GRANT TPO CONSENT**

1 Site Description

Belmont Castle Rest Home, 18-20 Portsdown Hill Road, Havant, PO9 3JY

2 Planning History

90/52710/005 - Revision to previously approved extension to remove glazing bars to
12 upper ground floor windows., REF,07/06/1990

90/52710/006 - LISTED BUILDING APPLICATION revision to windows in previously
approved extension
to remove glazing bars to 12 upper ground floor windows., REF,07/06/1990

01/52710/007 - Application for Listed Building Consent for internal alterations to
comprise of sub-division of an existing bedroom and creation of new entrance lobby.,
PERM,02/07/2001

06/52710/008 - Construction of a detached 3 / 4 storey building providing a linked
annex of 1526 sq m to existing nursing home with additional car parking and cycle
store., PERM,24/09/2007

06/52710/009 - Listed Building Consent for construction of a detached 3/4 storey
building providing an extension of 1526 sq m to existing nursing home with additional
car parking and cycle store., PERM,24/09/2007

APP/10/00621 - Discharge of Condition No's 2-13 of Planning Permission
06/52710/008., WD,29/06/2011

APP/10/00622 - Discharge of Condition No's 2-9 of LBC Planning Permission
06/52710/009., WD,29/06/2011

APP/11/01219 - Discharge of Condition No/s 2, 3, 4, 5, 6, 7, 8, 9,10, 11, 12 & 13 of
Planning Permission 06/52710/008. , WD,09/01/2012

APP/11/01263 - Discharge of Condition No's 2, 3, 4, 5, 6, 7, 8 and 9 of Listed Building
Planning Permission 06/52710/009. , WD,09/01/2012

APP/14/00462 - Construction of part 3 storey, part 4 storey detached building with
additional car parking and cycle store., PERM,09/10/2014

APP/14/00516 - Listed Building Consent for construction of part 3 storey, part 4 storey
detached building with additional car parking and cycle store., WD,27/08/2014

APP/15/00230 - Discharge of Condition No/s 2, 3 and 4 of Planning Permission
 APP/14/00462., PERM,13/04/2015
 GEN/18/00091 - Erection of a new wing sited at North of existing building. Removal of existing ramp that divides the garden space., ,28/03/2018
 GEN/18/00846 - Works to Beech tree under dd exemption, reduce lateral limbs by 4m., ,21/08/2018
 GEN/18/00858 - Reduce 1No Beech lateral limbs by 4 metres., UNK,21/08/2018
 APP/18/01087 - Construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space., PERM,09/04/2019
 APP/18/01088 - Listed Building Consent for construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space., PERM,09/04/2019
 APP/19/00003 - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking., PERM,29/07/2022
 GEN/22/00557 - Development of 653 dwellings, a community centre, allotments, open space, play space, trim trail, landscaping, internal access roads and footways, and related parking.

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3 Proposal

Crown Lift 1No. Beech to 3 m over pavement (T4 marked T1 on plan); and crown lift 1 No. Yew (T3 marked T2 on plan) and 1No. Sycamore (T2 marked T3 on plan) to 5.3 m over car park area. All subject to TPO 1873.

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

Conservation Officer

Councillor Anne Fairhurst - Bedhampton

Councillor D Guest

Councillor Gary Hughes

Councillor Husky Patel

Councillor Mark Inkster

Councillor Ms C Howard - Purbrook Ward

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: 10

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 The trees in question make a positive contribution to local amenity. Reasons provided for the proposals relate to highway safety and vehicle clearance. The proposed work will have a minimal impact on the long term health of the trees and local amenity.

8 **Conclusion**

Permit

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/22/00516 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 one year from the date of this decision notice.

Reason: To control the timing of the works.