DELEGATED OFFICER REPORT – TREE WORKS

PROPOSAL	**Remove all epicormic growth (45%) to 1No.Oak (T1) subject to TPO 0963.**
LOCATION:	South Africa Lodge, Stakes Hill Road, Waterlooville, PO7 7LA
REFERENCE NO:	APP/25/00785
APPLICANT:	Mr James Hooker
CONSULTATION EXPIRY DATE:	28/10/2025
APPLICATION EXPIRY DATE:	29/09/2025
WARD:	Waterloo
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

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

2. Planning History

3. Proposal

Remove all epicormic growth (45%) to 1No.Oak (T1) subject to TPO 0963.

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

5. Statutory and Non Statutory Consultations

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement) - Number consulted: 9

Number of Comments: 0

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 recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.

7.3 The works applied for are diminutive - remove epicormic.

8 Conclusion

Recommend permit.

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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions application APP/25/00785

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.