
Site Address: Gorseway Retirement and Nursing Home, 354 Sea Front,
Hayling Island, PO11 0BA
Proposal: Crown lift 4No. Oaks, and 1No. Sycamore on drive way to provide 5.5m
clearance from ground level for high sided vehicles to pass safely within Conservation
Area of Coastguards.
Application Type: Conservation Area Tree
Application No: APP/23/00566 Expiry Date: 04/01/2024
Applicant: Mr Austerberry
 Tivoli Services
Agent: Mr Ghijben Case Officer: Peter Slegg
 HRG Tree Surgeons Limited
Ward: Hayling West

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Gorseway Retirement and Nursing Home, 354 Sea Front, Hayling Island, PO11 0BA

2 Planning History

01/50140/034 - Crown raise up to 2.5m a Sycamore tree at the Gorseway, 354 Sea Front, within Coastguard Conservation Area., RNO,19/12/2001
99/50140/020 - Removal of two redundant chimney stacks., UNK,
99/50140/021 - Alterations to roof and fenestration on existing west projection and two storey extensions to north and east/south elevations of nursing home, and associated revisions to pedestrian access and car parking provision with access from St Georges Road (renewal of Planning Permission 94/50140/12), PERM,28/07/1999
97/50140/018 - Pruning of 2 Macrocarpa trees T32 and T33 of TPO 963 located on northern boundary, PERM,22/05/1997
94/50140/012 - Alts. to roof & fenestration on existing west projection & 2 storey exts. to north & east/south elevations of nursing home & assoc.pedestrian access/parking revisions., PERM,17/11/1994
94/50140/013 - Two storey rear extension to rest home incorporating rooms in roof space to provide 5 additional bedrooms and additional car parking., PERM,11/04/1995
93/50140/007 - Provision of 2 no. windows to west elevation and enlargement of windows to west, south and east elevations, PERM,08/04/1993
03/50140/040 - Application to Crown thin by 15% and crown reduce by 1m 5 Sycamore trees (within Area A5) Subject to TPO 0963, PERM,08/09/2003
05/50141/043 - Application to fell Scots Pine subject to TPO 963 within Area Order A2., PERM,22/07/2005
GEN/10/00076 - Summary of application from the last 10 years., ,04/05/2010 14:22:52

10/50140/049 - Crown reduce by 20% 2No. Oak trees, crown reduce by 20% 1No. Macracarpa tree, crown reduce 20% 3No. Holm Oak trees, crown reduce 25% 1No. Prunus and fell 1No. Oak (sapling) tree all subject to TPO 0963. , PERM,19/05/2010
GEN/11/01595 - DDD - Monterey Pine, ,28/11/2011

APP/12/00864 - 1. Common Oak - Reduce northern sector by 1 - 1.5m

2. Pine - Remove 2 lower limbs

4. Holm Oak - Reduce southern sector by 2m and crown raise to 4m

5. Pine - Remove to ground level

6. Pine - Remove to ground level

7. Pine - Remove to ground level

8. Beech - Reduce by 1m overall

9. Beech - Remove lower limb on south sector and reduce overall by 1m

10. Beech - Remove lower limb on North sector and reduce overall by 1m

11. Macrocarpa - Reduce by 2m overall and crown raise to 4.5m

12. Blue spruce - Fell

13. Holm Oak - Fell

14. Willow - Fell

within Area Orders 3 and 4 of TPO 0963., PERM,05/10/2012

APP/12/01225 - Reduce 1No. Macracarpa by 1m overall; reduce 1No. Common Oak by 1m overall and crown lift to 4.5m above driveway. Remove any crossing, epicormic or dead branches from all the above as necessary, both trees within Group 2 of TPO 0963. Remove 1No. Pine to ground level, within Area Order 4 of TPO 0963. , PERM,20/12/2012

APP/12/01236 - Tree works (as per schedule) to include 1No. Cherry Plum - reduce top by 1.5m and sides by 1m; 1No. Prunus - Remove large limb back to the trunk from the north sector over the car park, reduce east sector by 3m and reduce other sectors by 1m where necessary to shape; 1No. Sycamore - reduce by 2.5m overall; 1No. Sycamore - Reduce top by 4m and sides by 2m; 1No. Ash - reduce top by 3m and sides by 1.5m; 1No. Sycamore - reduce by 3m overall; 1No. Sycamore - remove to ground level; 1No. Fir - deadwood; 1No. Portuguese Laurel - reduce by 2m overall; 1No. Prunus - remove to ground level; 1No. Portuguese Laurel - reduce by 2m overall; 1No. Common Oak - reduce by 2m overall and crown lift to 4.5m above driveway; 1No. Pine - remove to ground level. Remove any crossing, epicormic or dead branches from all the above as necessary, all within Conservation Area of Coastguards., RNO,20/12/2012

APP/13/00842 - Fell 1No. Macracarpa; remove 2 lower limbs heading east/north east to back to trunk of 1No. Eucalyptus. Both trees within Conservation Area of Coast Guards., RNO,26/09/2013

GEN/14/00210 - DD exemption @ gorseway - large Conifer , ,24/02/2014

APP/14/00313 - Crown life 1No. Macrocarpa to 4.5m, within A1 of TPO 0963., PERM,30/04/2014

APP/14/00321 - Reduce height of 1No. section of Euonymous hedge to leave 2.2m standing and reduce width by 1.5m; reduce height of 1No. section of Euonymous hedge to leave 2.2m standing and reduce width by 1-1.25m; reduce height of 1No. Elderberry to leave 2.2m standing; reduce height of 1No. Griselinia to leave 2.2m standing and reduce width by 1.5m. All within Conservation Area of Coastguards., RNO,29/04/2014

APP/11/01750 - Pollard 11No. Sycamore trees to leave 4m high; reduce height of 2No. Pine trees by 3m; remove 1No. Conifer tree to ground level. All trees within Area Order 5 of TPO 0963. , PERM,14/12/2011

APP/14/00926 - Crown reduce by 3.5m back to old pruning points, 2No. Sycamore ; crown reduce height by 3.5m and sides by 2.5m back to old pruning points, and remove any dead, crossing or epicormic branches as necessary. Both trees subject to TPO 0963 within Area 3., PERM,05/11/2014

APP/16/00955 - Remove to ground level 1No. Poplar; remove to ground level 1No. Macrocarpa; remove north east stem back to main trunk and reduce remaining canopy by 1.5m 1No. Holm Oak; reduce to leave standing height of 6.5m and canopy width of 6m 1No. Holm Oak; reduce to leave standing height of 6.5m and canopy width of 4m 1No. Holm Oak; reduce to leave standing height of 5.5m and canopy width of 4.5m 1No Holm Oak; reduce by 3.5m overall and crown lift to 4.5m 2No. Oaks. Remove dead crossing or epicormic branches as necessary to all trees, all within Conservation Area of Coastguards.

, WD,03/10/2016

APP/16/01154 - Fell 1No. Macrocarpa (2) to ground level. Reduce 1No. Holm Oak (3) on north east sector to give 2m clearance to building. Both trees within Area A2, subject to TPO 0963. Reduce 1No. Holm Oak (4) by 2m on north and west sectors. Reduce 1No. Holm Oak (5) by 2m on north sector and crown lift to 2.5m. Crown lift 1No. Holm Oak (6) to 2.5m. All 3 trees within Group G2, subject to TPO 0963. Remove any dead, crossing or epicormic branches as necessary in all above trees., PERM,14/12/2016

APP/16/01194 - Remove 1No. Poplar (1) to ground level and crown lift 2No. Oaks (7 and 8) to 3.5m, within Conservation Area of Coastguards., RNO,14/12/2016

GEN/17/00451 - COPY DOCS - Various planning applications, ,05/05/2017

GEN/18/00087 - Copy docs:

TPO 0963, 26633/27, 91/50140/5, 93/50140/7, 94/50140/12, 95/50140/16, 02/50140/037, 03/50140/039, 03/50140/041 and 09/50140/046., ,06/02/2018 13:00:04

APP/19/00125 - Remove mixed shrub hedge row (mainly consisting of Ericaceae) either side of Monterey Cypress; cut back to tree line, mixed shrub hedge row (mainly consisting of Ericaceae, Griselinia and Elder) and reduce in height to 1.8-2.4m to maintain as a hedge. Within conservation area of Coastguards., RNO,20/03/2019

APP/19/00126 - Cut back to source re-rooted stem of 1No. Poplar. Subject to A2 of TPO 0963., PERM,20/03/2019

APP/19/00575 - Siting of purpose built office/container to provide staff facilities., TPP,13/11/2019

APP/19/00816 - Retrospective application for single storey extension to rear, wall to front elevation alongside external staircase and changes to fenestration (including the removal of a window and addition of a door and 3 windows on the South elevation, changes to windows on North elevation, one additional to second storey, doors moved and added on single storey aspect, window added and door removed on West elevation).

., PERM,31/10/2019

GEN/20/00070 - Confirmation of compliance with S106 dated 20.12.2002 - 02/50140/038, ,11/02/2020

APP/20/00142 - 11No. Sycamore - Pollard by 2.5m to old pruning points,1No.Conifer - Reduce to previous pruning points,1No.Cherry Plum-Reduce by 2m to old pruning points, subject to TPO 0963.

, PERM,01/04/2020

APP/21/00486 - 1No. Conifer - reduce to leave standing height of 6m and width of 3m to centre of stem, crown lift to 4m; 1No. Conifer - reduce to leave standing height of 6m and width of 2m to centre of stem, crown lift to 4m, remove any dead or crossing branches as necessary. Subject to TPO 0963 within G3., PERM,18/06/2021

APP/21/00732 - 1No. Macrocarpa (within the courtyard) reduce to previous pruning points, crown lift to 4m. Subject to G4 of TPO 0963 within conservation area of Coastguards.

, PERM, 12/08/2021

APP/22/01171 - T1 Poplar - Remove large lowest Northern limb. T2 Poplar - Remove large lowest northern limb. T3 Poplar - Remove northeast limb at 5M height. Subject to Group TPO 0963 within Conservation Area of Coastguards., RNO, 17/01/2023

APP/22/01203 - 2No Sycamore - reduce to old pruning points, crown raise to 5m; 1No Norway Maple - remove to ground (diseased and dying); 1No Pine - remove to ground (diseased and dying); 1No. Blue Spruce - remove to ground (diseased and dying); 1No. Weeping Willow - Pollard to leave a standing height of approx 5m, Reduce by approx 5m from the top and 4m - 5m from all sides. Remove largest lower limb situated at 2m from ground level on north side of stem. All within A3 of TPO 0963., PERM, 10/02/2023

APP/23/00787 - Crown lift 1No. Monterey Cypress to provide 5.5m clearance from ground level for high sided vehicles, subject to TPO 0963 within G2., DEL,

3 Proposal

Crown lift 4No. Oaks, and 1No. Sycamore on drive way to provide 5.5m clearance from ground level for high sided vehicles to pass safely within Conservation Area of Coastguards.

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: Coastguards Hayling Island

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

Councillor Julie Richardson

Councillor Paul Gray

Landscape Team, Havant Borough Council

Planning Application APP/23/00566 Gorseway Retirement and Nursing Home, 354
Sea Front, Hayling Island, PO11 0BA

Crown lift 4No. Oaks, and 1No. Sycamore on drive way to provide 5.5m clearance from
ground level for high sided vehicles to pass safely within Conservation Area of
Coastguards.

No landscape objection.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

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: 74

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No landscape objection.	The comments received are welcomed and considered within the planning considerations.

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 The report relates specifically to assessing the proposed works rather than
generally inspecting the tree's health and condition in any great detail.

7.3 The Council seeks to protect tree coverage in the Borough, but when considering a section 211 notice the Council must consider the impact of the proposed works to the amenity value of the tree and its contribution towards preserving and enhancing the character and appearance of the Conservation Area to determine if it justifies protection by a TPO.

7.4 When considering the amenity value, the Council is advised by National Planning Practice Guidance (PPG) 'Tree Protection Orders and Trees in Conservation Areas'. The PPG state a number of criteria for the Council to consider, which include visibility, size and form, future potential, rarity, cultural/historical value, relationship with the landscape and contribution to the character and appearance of the Conservation Area.

7.5 After receiving the comments from the Council Landscape Architect and considering national guidance the local authority does not believe the proposed works to the trees would justify their protection with a TPO.

7.6 The proposed works would not have a significant detrimental impact on the character and appearance of the Conservation Area and would be acceptable, in accordance with Policy CS11, CS16 and DM8 of the Core Strategy (2011).

8 Conclusion

Raise no objection.

9 RECOMMENDATION:

That the Executive Head of Place be authorised to **RAISE NO OBJECTION** for application APP/23/00566