Site Address:	Gorseway Retirement and Nursing Home, 354 Sea Front, Hayling Island, PO11 0BA		
Proposal:	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.		
Application Type:	Works to TPO Tree		
Application No:	APP/22/01203	Expiry Date:	01/02/2023
Applicant:	Mr Gorseway		
Agent:	Mr J Petley JP Tree & Garden Services	Case Officer:	Tom Gregory
Ward:	Hayling West		

Recommendation: **GRANT TPO CONSENT**

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 re visions to pedestrian access and car parking provision with access from St Georg es 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 boundar
y, 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. Griselina 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

3 Proposal

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.

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

Conservation Officer

Councillor Brenda Linger - Hayling West

Councillor Clare Satchwell - Hayling West

Councillor Julie Richardson

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: 93

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. Some of the proposed work has been carried out before and other work is in response to defects that require attention in the interests of safety. The proposed work is considered appropriate and sufficiently justified.

8 Conclusion

Permit

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/22/01203 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.