Site Address:	Gorseway Retirement and Nursing Home, 354 Sea Front, Hayling Island, PO11 0BA		
Proposal:	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.		
Application No:	APP/19/00125	Expiry Date:	20/03/2019
Applicant:	Mrs Woodward Agincare care homes		
Agent:	Mr Tripp Tree Logic	Case Officer:	Maria Stewart
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 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/19/00126 - Cut back to source re-rooted stem of 1No. Poplar. Subject to A2 of TPO 0963., PERM,

3 Proposal

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.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Landscape Team, Havant Borough Council
Planning Application APP/19/00125 Gorseway Retirement and Nursing Home, 354 Sea Front, Hayling Island, PO11 0BA.

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.

From a landscape perspective we have no adverse comments in relation to this application.

Kind regards,

Harry Mitchell
Landscape Architect
Havant Borough Council
Email ?harry.mitchell@havant.gov.uk

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

7.1 This notice of intent to undertake works to shrubs/trees within the Coastguards Conservation Area relates to an over grown hedge either side of the entrance off St Georges Road to Gorseway Retirement and Nursing Home.

The hedge is a mixture of Ericaceae, Griselinia and Elder and no trees are to be removed. The reason for the works is to manage the hedgerow as it has become overgrown.

None of the hedging species to be removed or pruned are suitable species to be protected by a Tree Preservation Order therefore no objection should be raised to this proposal.

8 Conclusion

When dealing with a section 211 notice of intent to undertake works to trees within a Conservation Area, the Council has two options; 1. To raise no objection; or 2. To make a Tree Preservation Order.

In this case, a Tree Preservation Order is not suitable or appropriate, therefore no objection should be raised.

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **RAISE NO OBJECTION** for application APP/19/00125 subject to the following conditions