

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

Proposal: 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.

Application No: APP/16/01154 **Expiry Date:** 12/01/2017

Applicant: Mr Sprake
Gorseway

Agent: Mr J Petley **Case Officer:** Jamie Gargett
JP Tree & Garden Services

Ward: Hayling West

1 Site Description

2 Planning History

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

3 Proposal

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.

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

Landscape Team

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: 25

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 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 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 application is with regards to a number of trees within both an Area and Group TPO located in the grounds of a retirement home.

The trees belonging to the Area TPO are a mature Holm Oak and a Macrocarpa tree. Both are situated on the southern boundary of the retirement home grounds, with the Macrocarpa particularly close to the building. The trees form a grouping of trees and are surrounded by shrubbery, but possess some amenity since they do have views from the street scene. The application includes works to reduce the Holm Oak on the north east aspect so as to give a 2m clearance from the building. The tree appears to be displaying what is normal in vigour and vitality and requires some routine maintenance so as to maintain a harmonious relationship between the tree and the building. The stated works would not detriment the amenity value or the health of the tree. In addition, the application states works to fell the Macrocarpa tree. This tree is a poor quality specimen of its species and is inappropriate for its location in respects of its size and position so close to the building. Although it possesses an amenity value, its felling would be acceptable with the condition of replanting a Rowan tree as a replacement which would be more suitable for the available space between the boundary and the building.

The trees within the application subject to the Group TPO are 3No. Holm Oak trees. These are found in the open grounds of the retirement home between the access road and a pond. All three trees are mature and are displaying what appears to be normal in vigour and vitality. They can be viewed from the street scene and bring amenity value to the area. The works found within the application are in line with a cyclical management routine that would serve to rebalance their canopies without detriment to any public amenity value or to the trees' health.

8 Conclusion

Recommend Permission

9 RECOMMENDATION:

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/16/01154

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 pruning/surgery for which consent is hereby granted shall not exceed the following: 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.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 12/01/18.
Reason: To control the timing of the works
- 4 The tree to be felled shall be replaced by a Rowan to be planted in a position as near as practicable to the position of the tree to be felled and at a height of at least 2 metres when such replacement planting is carried out.
Reason: To conserve and safeguard the visual amenities of the locality.