

PLANNING DEVELOPMENT CONTROL COMMITTEE

27 May 2010

CONFIRMATION OF TPO 1980 AT ASHWOOD HOUSE 10 COURTENAY ROAD,  
WINCHESTER

REPORT OF THE HEAD OF ENVIRONMENT

Contact Officer : Andrew Giles (Tel 01962 848 428) [agiles@winchester.gov.uk](mailto:agiles@winchester.gov.uk)

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 1980 to which the owner of the property has raised and objection

RECOMMENDATION:

That having taken into consideration the representations received, Tree Preservation Order 1980 is confirmed.

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### CONFIRMATION OF TPO 1980 AT ASHWOOD HOUSE 10 COURTENAY ROAD, WINCHESTER.

#### Report of the Head of Environment

#### DETAIL:

1. The Council received notification from a neighbour that there was a potential threat to remove the tree.
  - 1.1. The arboricultural officer attended site to assess the tree and considered that the removal of this tree would be detrimental to the visual amenity of the area and that the tree satisfied the criteria for a Tree Preservation Order to be served
  - 1.2. A TPO was made and served on 23<sup>rd</sup> September 2009.
  - 1.3. The grounds for making the order were: *"A significant tree that contributes to the visual amenity of the area."*
2. Representations received
  - 2.1 The Council has received a letter of objection from:
 

*Keith and Anita Temple from Ashwood House, 10 Courtenay Road, Winchester*
3. The objection have been on the grounds that:
  - *The inability to grow plants and trees due to the lack of sun*
  - *Amount of money spent over the past years to have the tree 'lopped'*
  - *The tree is insignificant compared to other trees in adjacent gardens.*
  - 3.1 The conclusion of the letter states:
    - *Even if we are able to save the tree and have it reduced by a tree surgeon*

#### Matters irrelevant to the confirmation of this TPO

- *A number of trees in the neighbouring garden that have matured and therefore have crowded our garden restricting it from light and sunlight*

#### 4 Officer Comments

- 4.1 The tree has been assessed using the Tree Evaluation Method for Tree Preservation Orders (TEMPO) and the visual observations of the arboricultural officer. TEMPO is a nationally recognised tool for assessing trees for suitability for TPO and is recommended for use by the Winchester City Council Tree Strategy – consultation draft.
- 4.2 The tree scored highly given its visual amenity value and prominence in the landscape.
- 4.3 In response to the objection, the arboricultural officer's report stated that:
- *The copper Beech is located to the rear of Ashwood House 10 Courtenay Road, Winchester. Given its current size the tree can be seen from a number of surrounding residential properties and the main road.*
  - *The tree is located in the south eastern corner of the property and the effect from shading in the garden from this tree alone would be for late morning to about 12 o'clock.*
  - *The tree makes a significant contribution to the area as it is only 1 of only 3 copper beech trees within the locality and therefore the loss of one would be detrimental to the amenity of the area*
  - *The tree has been crown reduced in the past on a regular cyclical basis and a continuation this management practice would be considered*
  - *Mature trees are a source of natural habitat for bats, birds and insects. The number of mature trees in the Winchester district is in decline due to old age, global warming and development. It is important that mature trees are not removed without justification as removal will have a negative impact on the wildlife population of the district.*

The tree officer would be happy to meet with an applicant onsite to discuss appropriate work to the trees and to provide guidance on submitting a formal application.

#### 5 RECOMMENDATION:

- 5.1 That the committee confirm the Tree Preservation Order no. 1980:
- (i) The removal of this tree would be detrimental loss to the visual amenity and landscape character of the area as there are only 3 Copper Beech trees in the area.
  - (ii) DP 4 para 3.35 states the management and protection of trees and hedgerows in the district will be given high priority. The Council will continue to serve Tree Preservation Orders where considered appropriate.

- (iii) The removal of this tree will not significantly increase light levels in the garden.

#### OTHER CONSIDERATIONS:

#### 9 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 9.1 The removal of this tree will be detrimental to the High Quality Environment outcome of the Sustainable Community Strategy.

#### 10 RESOURCE IMPLICATIONS:

- 10.1 There are no resource implications for the City Council.

#### 11 RISK MANAGEMENT ISSUES

- 11.1 There are no risk management issues for the City Council.

#### BACKGROUND DOCUMENTS:

Winchester City Council Tree Strategy consultation draft 2007. Policy TPO 1

Tree Evaluation Method for Preservation Orders (TEMPO)

Tree Preservation Orders: a guide to the law and good practice

Winchester District Local Plan Review (July 2006)

#### APPENDICES:

Location Map



Schedule

1980T1 - 1no. Copper Beech

A1 Area

G1 Group

W1 Woodland

T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990  
Section 198 - 201

Tree Preservation Order No. 1980

Location: **Ashwood House**  
**10 Courtenay Road**  
**Winchester**

OS Grid: 4831 Scale: 1:1250@ A4 Date: 22/09/09



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