

PLANNING DEVELOPMENT CONTROL COMMITTEE

21 April 2011

CONFIRMATION OF TREE PRESERVATION ORDER 2025 – 16 Bereweke Way,
Winchester

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

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

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 2025, to which objections have been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2025 be confirmed.

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DETAIL:

1. TPO 2025 – 16 Bereweke Way, Winchester
- 1.1 Winchester City Council received information to the effect that a beech tree was to be removed the following day.
- 1.2 The arboricultural officer attended the site to assess the tree and considered that, due to its high visual amenity, the tree satisfied the criteria for a Tree Preservation Order (TPO) to be made.
- 1.3 A TPO was therefore made on 18th November 2010.
- 1.4 The grounds for making the order were that this is: *“A significant tree that contributes to the visual amenity of the area.”*

Formal Objections

- 1.5 Three letters of objections have been received from the adjacent land owners:
- 1.6 These objections are summarised as:
 - Since living at number 18 we have had a considerable problem with rats. This problem was such an issue about two years ago that the pest control contacted environmental health. The pest control informed us, and our neighbours, that the problem would not go away because the rats feed on the nuts from the beech trees, so every autumn there is an increase in the rat population in the garden.
 - Our property has a south facing garden. However we are unable to enjoy this aspect to its full extent because the trees are so huge that they block the light and cast a large shadow across our garden, between 50 and 75% in the summer afternoons and 100% in the winter.
 - If one of the trees were removed and the remaining one cut back considerably, as recommended by the pest control, the health issue we currently have would be reduced immensely.
 - Due to the size of the trees they drop a tremendous amount of leaves in the autumn.

- The trees are now too big for an urban back garden and do not add to the character of the area. They are not a threatened tree; they are common and widespread and more suitable for a park or open space.
- The Beech are approximately 100' feet tall and situated in a small garden and if they were to fall could cause considerable damage.
- 3 gardens (14-18 Berewecke Way) are south facing and are all affected by these trees due to the size, the loss of light to the gardens is considerable.
- Beech trees are quick growing and need to be controlled in small gardens.

Support for the TPO

There has been no letters of support submitted, though following the serving of the TPO a phone call was received from a neighbour to say thank you.

Officer Comments

- 1.7 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. It is based on five factors: Amenity assessment, Retention Span, Relative public visibility and suitability for TPO, other factors and expediency assessment.
- 1.8 The tree scored highly given its condition and suitability, retention span, public visibility and expediency assessment and on the decision guide under part 3 of the assessment it states for the score it received of 22/25: 'Definitely merits a TPO.'
- 1.9 In response to the objections, the Arboricultural Officer has observed that:
- This is a significant pair of beech trees with very high amenity value and the officers believe they contribute significantly to the character and amenity value of the area, and the loss of one of the trees would be significantly detrimental. These are the only two semi-mature/mature trees within the street and they are visible from not only from Berewecke Way, but also Berewecke Avenue, and numerous properties within the area.
 - I estimate the trees to be between 80-120 years and significantly older than the properties. The trunks of the trees are approximately 18 metres away from the owner's property and 12 metres away from 14 Berewecke Way.

- The responsibility of the safety of the trees is still up to the owners of the trees. If they believe the trees are unsafe they would have to submit an arboricultural report to the council to explain the reasons.
- In general terms, making a Tree Preservation Order does not prevent works being carried out to a tree – it provides a mechanism for controlling future works, preventing it being felled and securing a replacement should felling be necessary.

1.10 The following comments have been received from David Ingram Environmental Team Manager for Winchester City Council in relation to the environmental health concerns about rats:

Re: TPO - 16 Bereweke Way, Winchester

You have asked for the Environmental Health position in regard to Beech nuts from Beech trees providing a source of food for rodents. I can confirm that Beech trees do shed quantities of Beech nuts which can provide a natural source of food for fauna including rodents and in areas of multiple Beech trees, cumulative quantities of fallen Beech nuts can provide appreciable amounts of food.

However it is also true to say that there are various natural sources of food available to rodents and in areas of known rodent populations the management of such food sources through clearance can serve to assist in their control. Simply seeking to eliminate the natural food source by removing a Beech tree, which may not in itself serve to eradicate the problem, would I suggest be a drastic measure which has the potential for other detrimental impacts upon the natural and visual environment.

As such, I would recommend that alternate options be pursued such as a combination of natural food clearance and a baiting programme.

OTHER CONSIDERATIONS:

2. SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

The confirmation of this Tree Preservation Order will contribute to the High Quality Environment outcome of the Sustainable Community Strategy.

3. RESOURCE IMPLICATIONS:

There are no financial implications for the City Council.

4. RISK MANAGEMENT ISSUES

There are no risk management issues for the City Council.

BACKGROUND DOCUMENTS:

TPO 2025 – 16 Bereweke Way, Winchester

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

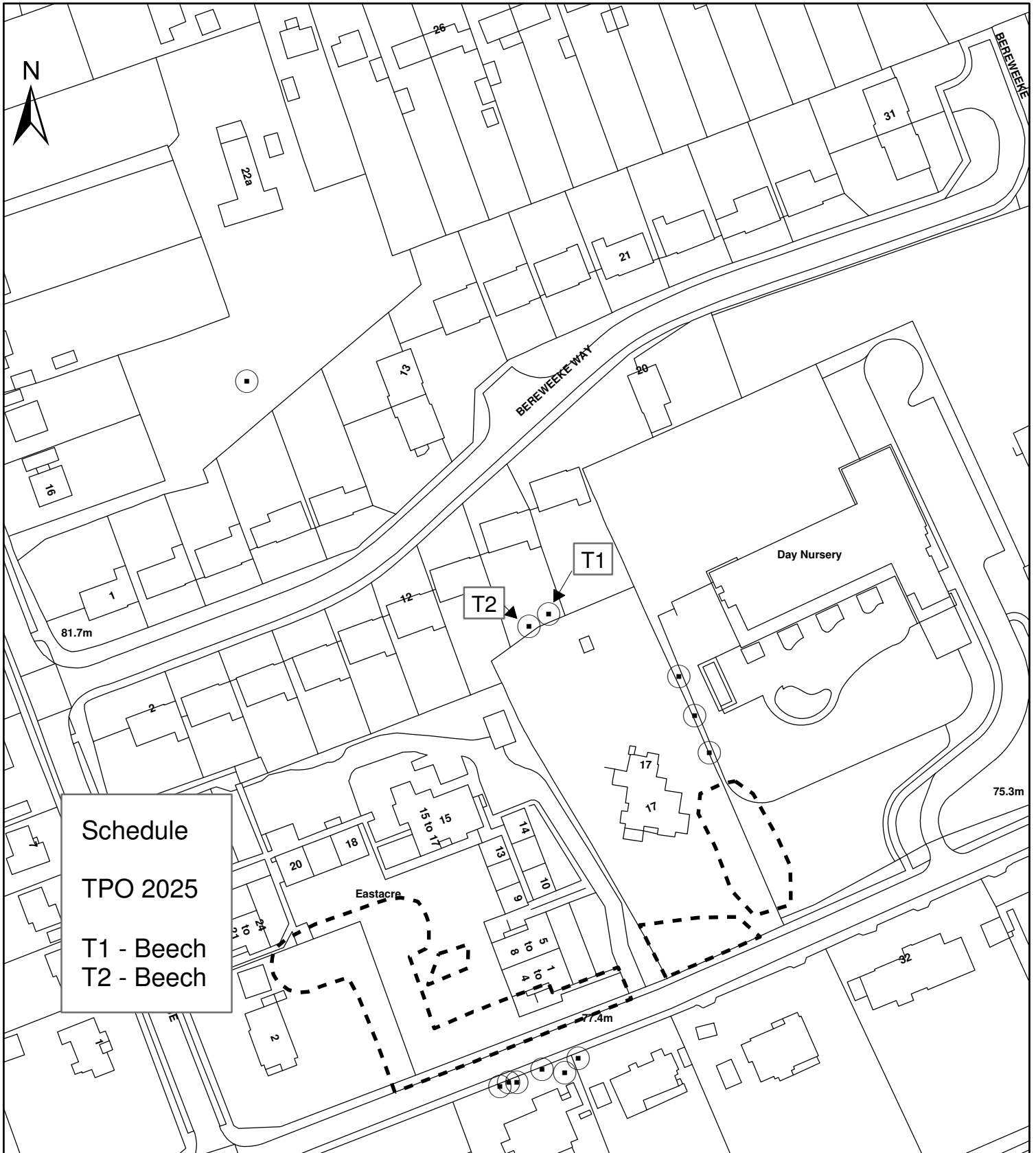
Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

APPENDICES:

Map



Schedule
TPO 2025
T1 - Beech
T2 - Beech

- ⋯ A1 ⋯ Area
- ⋯ G1 ⋯ Group
- W1 Woodland
- T1 (square) Tree

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198 - 201

Tree Preservation Order No. 2025

Location: **16 Berewecke Way**
Winchester
Hampshire
SO22 6BJ

OS Grid: 4730 Scale: 1:1,250@ A4 Date: 17/11/2010



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