



Tree Schedule
T1 Norway Maple
T2 Sycamore

A1 Area

G1 Group

W1 Woodland

T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 1172 A1

Location: 23 Morley Drive
Bishops Waltham



Winchester
City Council

Director of Operations
Winchester City Council
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OS Grid: 4629

Scale: 1:300

Date: April 2016

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 12
Case No: 16/00547/TPO / WTPO/1172/11
Proposal Description: 1 No. sycamore - fell
1 No. Norway maple – fell
Address: 23 Morley Drive Bishops Waltham Southampton Hampshire
SO32 1RX
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Mr David McLean
Case Officer: Mr Ivan Gurdler
Date Valid: 3 March 2016
Recommendation: Application Permitted

General Comments

This item comes to committee as the applicant is a City Councillor.
A plan is supplied to show the location of the two trees.

Site Description

Both trees are located in the rear garden of the property and form part of a group of trees that is protected by tree preservation order 1172A1. The upper canopy of both trees can be viewed from the public highway to the front of the property and private views of the trees can be viewed by the surrounding properties to north and south.

Proposal

1 No. sycamore - fell
1 No. Norway maple - fell

Relevant Planning History

04/03167/TPO Fell 1no Beech, Fell 2no Sycamore, prune and thin 1no Beech, and crown lift assorted Sycamore. Application Permitted, 19/1/2005

11/01148/TPO 6no Sycamore, and 3no Beech crown reduce by 30%. Application withdrawn 8/6/2011

11/01585/TPO 1no Beech, crown lift to 5m, 1no Sycamore reduce to 2m from side of house, 1no Beech reduce damaged branch by 60% and overhanging branch by 60%, 2 no Sycamore fell. Application permitted 27/9/11

Representations:

None at the time of writing this report.

Relevant Planning Policy:

Winchester District Local Plan Review
DP.4

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Winchester Local Plan Part 1 – Joint Core Strategy

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance Tree Preservation Orders and trees in Conservation Areas.

Other Planning guidance

Winchester District Landscape Assessment

Planning Considerations

Tree1 (Norway Maple) is a large mature tree that is located on the rear boundary of the property. The tree is colonised with a white rot decay pathogen which is evident by the fungal fruiting bodies growing on north and east side of the lower stem.

The presence of fungal fruiting bodies indicates that the heartwood of the tree is being degraded by the decay pathogen and thereby the structural integrity of the wood tissue within the base of the tree stem is progressively being reduced, which will result in complete tree failure under wind loading.

T2 (Sycamore) is a semi mature tree that is located near to the conservatory in the rear garden. The tree has a stem wound with exposed degraded and desiccated heartwood that extends 2m up the main stem from ground level on the north eastern side of the main stem. Due to the weakened state of the wood fibre within the wound, the residual sound wood fibre within the main stem of the tree is liable to kink and eventual complete tree failure will occur, as there is insufficient residual sound wood fibre to support the tree under wind loading.

Due to the size of the wound and the extent of the desiccated wood it is unlikely that the T2 will repair its historic damage.

As both trees are within striking distance of the dwelling and neighbouring property, structural damage will occur in the event of complete tree failure.

Recommendation : Application Permitted subject to the following condition(s)

- 1) Following the removal of the trees hereby consented, 1 x Heavy Standard Acer x freemania Autumn Blaze and 1 x Heavy standard Liquidamber styraciflua trees shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the LPA

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

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Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area

- 2) The replacement trees are to be planted and maintained in accordance with BS 8545 (2014).

Reason – To ensure that the replacement trees thrive to maturity.

Informative

A Heavy Standard is defined as having 12-14cm girth at planting and having a height between 3 and 3.5metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.