

16/02573/TPO

Morningdale House



Winchester
City Council



Legend

Scale: 0 12.5 25 50 Meters

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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	20/12/2016
PSMA Number	100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 11
Case No: 16/02573/TPO / W
Proposal Description: 1 no Horse Chestnut - crown lift by shortening overhanging branches by 2-3 metres from branch tips to limit over hang from property and garden.
Address: Morningdale House Bereweek Avenue Winchester Hampshire SO22 6FF
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Martinez
Case Officer: Mr Ivan Gurdler
Date Valid: 11 October 2016
Site Factors:

Recommendation: Application is permitted

General Comments

This application is reported to Committee because of there are nine letters of objection to the proposal.

Site Description

The Horse Chestnut is a mature tree specimen that is located in the front garden of Morningdale House, Bereweek Avenue. The lower east side of the tree's canopy over hangs the rear garden of 8 Morningdale Field

Proposal

The proposal is to crown lift the eastern side of the tree's canopy by shortening the overhanging branches by 2-3 metres from branch tips, to limit the over hang of the lower canopy to the rear garden of No 8 Morningdale Field.

Relevant Planning History

None relevant to this property, but 13/01073/FUL was granted consent for demolition of 22A Bereweek Avenue and construction of 9 dwellings at this address.
Tree preservation Order 00305-2003-TPO

Representations:

9 letters received objecting to the application for the following reasons:

- The tree effectively screens some of the light and noises from the new homes to the existing properties in Bereweek Way.
- Pruning is an unnatural process which comes with a degree of risk and should not

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therefore be undertaken without it being absolutely necessary. Pruning wounds can expose a tree to a large number of different diseases that can seriously affect a tree's health, safety and survival.

- The tree was crown lifted 2 years ago to facilitate the development
- The tree provides valuable screening of Morningdale House, its substantial garage and 8 Morningdale Field from each other and neighbouring houses in Bereweke Way.
- This TPO'd splendid chestnut tree has not appreciably changed in shape or spread since the Morningdale houses were built.
- The tree provides a beautiful focal point for the local area, enhancing the whole neighbourhood. Chestnut trees generally are endangered and I request that you refuse this application.
- The sketch plan is unclear as to the location of the tree and the application is unclear whether it refers to the lower branches or all of the branches overhanging No8 Morningdale Field.
- This tree has always been enjoyed by the community in Bereweke Way for its lovely shape and colours in the changing seasons.

Reasons aside not material to planning and therefore not addressed in this report:

- The tree has not suddenly grown since the new occupants move in, it was clearly part of the landscape plan in its current form, and they would have accepted that as part of their property when they brought.
- This tree is one of the few remaining on the site of the former property 22A Bereweke Avenue with the majority being chopped down to make way for the building of nine properties

No letters of support have been received for this application.

Relevant Planning Policy:

South East Plan 2009:

Winchester District Local Plan Review

Winchester Local Plan Part 1 – Joint Core Strategy

National Planning Policy Guidance/Statements:

National Planning Policy Framework

DP4

Planning Considerations

The Horse Chestnut tree is protected by TPO 00305-2003-TPO (alternative TPO reference 1214), which was confirmed on 1/6/1988.

The Horse Chestnut tree is located in the front garden of Morningdale House.

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Bereweeke Avenue Winchester. The tree is not in full public view. The upper canopy of the tree may be glimpsed between the gaps of the dwellings in Bereweeke Way.

The tree is approximately 29m from the rear wall of the nearest property in Bereweeke Way.

Extending out from the lower canopy are long low lever arm branches with end weighting, that overhang the rear garden of No 8 Morningdale Field.

The proposal to reduce the canopy over the rear garden of No 8 Morningdale Field will not have a detrimental affect on the sustained amenity value of the tree, as the lower canopy of the tree and consequently the proposed tree works is screened from public view by the dwellings at Bereweeke Way and Berweeke Avenue.

The proposal will reduce the end weighting of the lever arm branches over no 8 Morningdale Field and thereby reduce the risks of branch failure and associated branch union rip out wounds to the tree. In the event of branch failure, it will predispose the tree to the colonisation of a fungal decay pathogen that will reduce the safe useful life expectancy of the tree.

Consequential damage to No 8 Morningdale Field will ensue if branch failure was to occur. The proposal is in accordance with the recommendations as detailed in BS 3998 2010 for localised crown reduction.

The consent for tree works is conditioned with a maximum height of 5m with a maximum wound size of 40mm. Given that the tree is displaying signs of high energy levels and the recent development appears not to have had a negative affect on it's health, the tree should be able to compartmentalise the pruning wounds and able to resist the colonisation of decay pathogens.

The sketch that is provided within the application form is adequate to identify the tree, as it is the only tree at this address. It is not a requirement within section 7 of the application form to put measurements on the sketch to plot the precise location of the tree.

The proposed works are minor and will not alter the overall mass or shape of the tree canopy. The tree will continue to provide screening to the properties in Bereweeke Way, and continue to contribute to the community by way of provision of blossom and changing leaf colour

Recommendation

Refer to Committee subject to the following condition(s):

Conditions

01 Condition

Limit of work - the work hereby permitted shall be limited to removing live branches no greater than 40mm in diameter to a maximum height of 5m above ground level.

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01 Reason - To safeguard the amenity value and health of the trees

02 Condition - Standard of work

The tree works hereby consented shall be carried out in accordance with BS3998:2010
Tree work - Recommendations or any subsequent revisions

02 Reason for condition: to minimise the impact of the tree works on the health and visual amenity of the tree

Informatives:

1. Limit of works - the works hereby consented have been amended to limit the impact on the health of the tree. If elements of the original application have been omitted it is because they were vague or likely to cause unacceptable harm to the tree.
2. Permitted works do not give the right to trespass. Applicant is advised to gain permission of the landowner before carrying out the work.
3. Biosecurity Measures: To minimise the potential for contamination of the tree from other tree works it is appropriate to sterilise tools to be used before and after the works are implemented. Appropriate disinfectant includes Propellar or Cleankill sanitizing spray see [http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/\\$file/FCMS028-guidance.pdf](http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/$file/FCMS028-guidance.pdf) for further information on Biosecurity go to <http://WWW.forestry.gov.uk/forestry/infid-9fjd2d> for disinfectant information.