

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 06  
**Address:** Aestivalis 4 Russet Close Swanmore Southampton Hampshire SO32 2RU

**Parish/Ward** Swanmore

**Proposal Description:** Fell 1 no. Oak to ground level

**Applicants Name** OCA UK Ltd

**Case No:** 05/00717/TPO

**W No:** WTPO/1866

**Case Officer:** Mr Michael Edwards

**Date Valid:** 25 January 2005

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received

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**Site Description**

- Domestic Garden

**Relevant Planning History**

- TPO 1866

**Proposal**

- As per Proposal Description

**Representations:**

Swanmore Parish Council Support the application

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Letters of representations have been received from 4 Neighbours

- The tree provides an important wildlife habitat.
- The removal of the tree will have an adverse on the soil conditions and so may affect neighbours house
- The tree contributes significantly to the amenity and enjoyment of the area.
- There may well be bats roosting in the tree.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review: C1 E8

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Winchester District Local Plan EN5 EN7

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Winchester District Local Plan Review Deposit and Revised Deposit: DP5 DP6

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**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Residential amenities
- Comments on representations
- Historic heritage/conservation area/listed building
- Nature conservation

Principle of development

- **Trees should be protected if they contribute to the character of the area unless there proves to be a health problem or significant damage to property.**

Impact on character of area

**Permission was granted to work on this tree last year due to the proximity of the new extension. A subsidence claim has been made and investigations carried out, it has been proven that this Oak is the causal factor in the movement of the property behind at 22 Leacock Close and the proposal is to remove the tree. The**

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**Tree Preservation Order was made after the subsidence claim to the insurance company was made and it is felt that an Order would not have been made had this been known.**

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**Recommendation**

**APPROVE SUBJECT TO THE FOLLOWING CONDITIONS**

**Conditions/Reasons**

1 A standard sized deciduous tree shall be planted within nine months of felling the Oak. Details of position and species shall be agreed in writing with the Local Planning Authority's Arboricultural Officer prior to planting.

**Reason:** To ensure that the amenities of the area are not diminished.

2 The Arboricultural Officer shall be notified once the tree has been planted.

**Reason:** To ensure the amenities of the area are not diminished.