

PLANNING DEVELOPMENT CONTROL COMMITTEE

17th FEBRUARY 2009

CONFIRMATION OF TREE PRESERVATION ORDER 1931

REPORT OF HEAD OF ENVIRONMENT

Contact Officer : Thomas Gregory - Tel 01962 848317

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider confirmation of Tree Preservation Order 1931 to which objections have been made.

RECOMMENDATION:

That having taken into consideration the representations received, that Tree Preservation Order 1931 is confirmed.

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DETAIL:

1. TPO 1931, Land at Borderlands, Brockbridge
- 1.1 Winchester City Council received a call from a member of the public indicating that the property was going to be sold, therefore putting the trees under potential threat from a new owner.
- 1.2 The arboricultural officer attended site to assess the trees and it was decided that they fell within the criteria required for a Tree Preservation Order to be served.
- 1.3 The arboricultural officer's report stated that:
  - *"The trees are mature Western Red Cedars, all of which are in full public view from the adjacent public house car park and two public highways."*
- 1.4 A TPO was made and served on 28 August 2008. If not confirmed the TPO will expire on 27 February 2009.
- 1.5 The grounds for making the order were: *"Trees contributing to the character and amenity of the area."*

Formal Objections

- 1.6 Correspondence has been received from the occupiers of an adjacent property objecting to the TPO.
- 1.7 The objections are on the grounds that:
  - *"The trees in question are just common conifers of no particular shape or importance which are now overhanging our property by at least 20 foot. These trees are now taking at least 85% of our sunlight and daylight, and are also damaging the boundary fence. The trees are also growing through a main electricity cable that serves our building and could possibly cause problems in the future if not dealt with sooner rather than later."*

1.8 Officer Comments

- 1.9 The trees have 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.
- 1.10 The trees scored highly given their visual amenity value and prominence in the landscape.

- 1.11 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.

OTHER CONSIDERATIONS:

CORPORATE STRATEGY (RELEVANCE TO):

Looking after the built and natural environment is a key objective.

RESOURCE IMPLICATIONS:

None

BACKGROUND DOCUMENTS:

Tree Preservation Order 1931

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

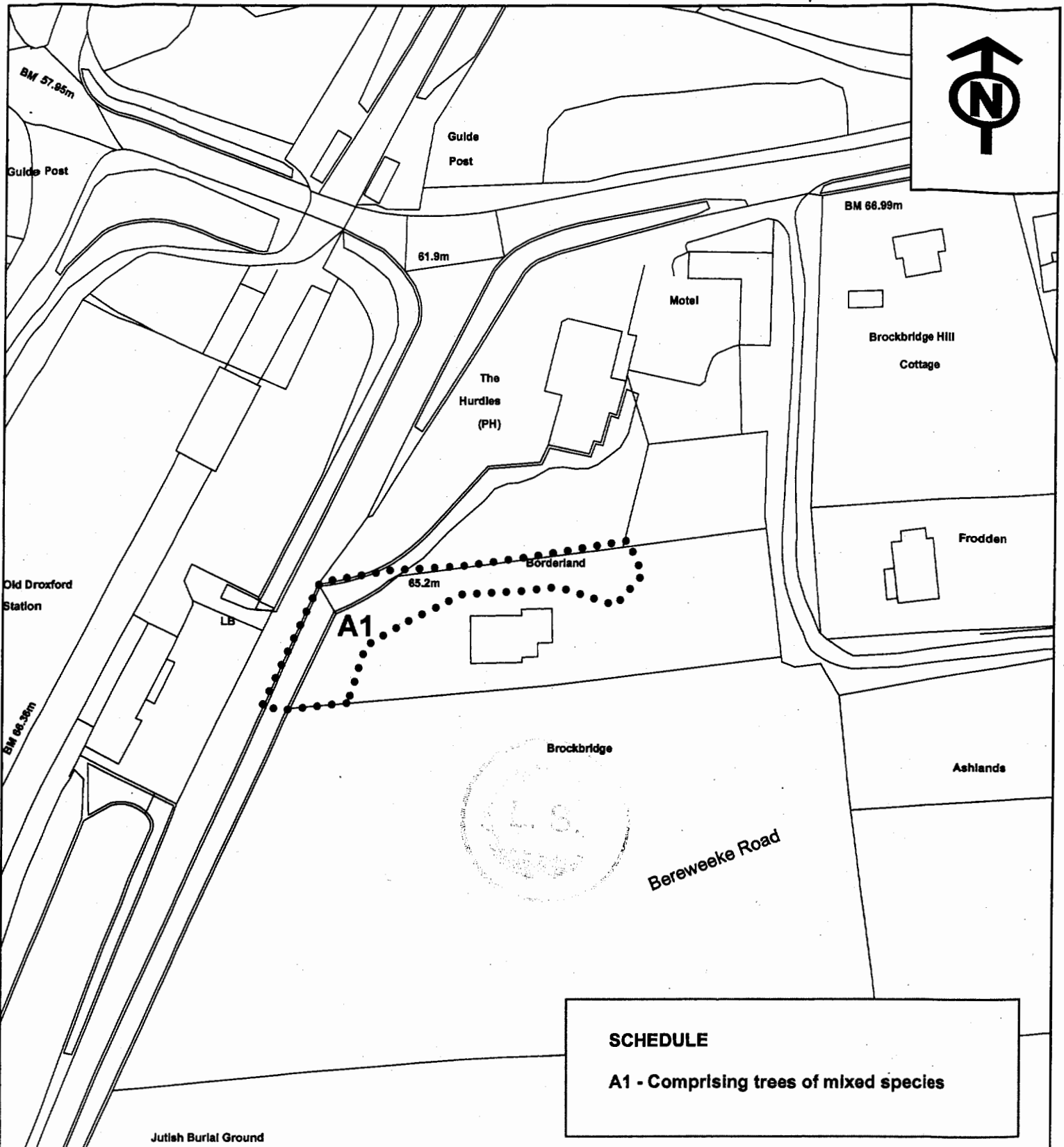
Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

APPENDICES:

Appendix 1 – Site Plan



**SCHEDULE**

**A1 - Comprising trees of mixed species**

- A1 • Area
- G1 □ Group
- W1 □ Woodland
- T1 ○ Tree

**TOWN AND COUNTRY PLANNING ACT 1990**  
Section 198 - 201

**TREE PRESERVATION ORDER No: 1931**

**Location: land at Borderlands  
Brockbridge**



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