

Bath Place, Winchester

08/02758/TPO



Legend

Scale: 1:1250

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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	25 February 2009
SLA Number	00018301

Bath Place, Winchester

08/02758/TPO



Winchester
City Council



Legend

Scale: 1:625



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WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Item

Case No:	08/02758/TPO	Valid Date	2 December 2008
W No:	TPO/1820/15	Recommendation Date	25 February 2009
Case Officer:	Thomas Gregory	8 Week Date	27 January 2009
		Committee date	12th March 2009
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Phased crown reduction over 3 years to 4m to beech tree

Site: Street Record Bath Place Winchester Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	3	N	N	Y

APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER	TAG	
TEAM MANAGER	DCO	

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 08/02758/TPO / WTPO/1820/15
Proposal Description: Phased crown reduction over 3 years to 4m to beech tree
Address: Street Record Bath Place Winchester Hampshire
Parish/Ward: Winchester Town
Applicants Name: Mrs Anne Cryer
Case Officer: Mr Thomas Gregory
Date Valid: 2 December 2008
Site Factors: None applicable

Recommendation: Permit

General Comments

This application is reported to Committee as Winchester City Council owns the trees to which the application relates and 3 objections have been received from neighbouring residents, of which the concerns raised by 2 of the objectors have been resolved through a site meeting.

Site Description

A line of beech trees, which serves as a hedge between Nos. 152a and 152b Greenhill Road and the properties in Bath Place. The beech trees were allowed to grow to approx. 10m height due to lack of maintenance, and have since been pruned at approx. 4m height some years ago. The beech hedge is located on land adopted and managed as amenity open space by the City Council in association with the Bath Place development.

Proposal

Phased crown reduction over 3 years to 4m for line of beech trees

Relevant Planning History

05/00944/TPO - WTPO/1820: Fell 1 no. Laurel and fell 2 no. unknown species, 8 Chilbolton Avenue - Permitted - 19/05/2005

05/02460/TPO - WTPO/1820/01: Fell 1 no. Conifer, 10 Chilbolton Avenue - Permitted - 18/11/2005

06/02930/TPO - WTPO/1820/02: Felling 8 no conifers, 1 no beech and 1 no birch, 16 Chilbolton Ave - Permitted - 10/11/2006

06/03068/TPO - WTPO/1820/03: Crown lift 1 no. prunus to 3 metres; crown clean and remove deadwood on 1 no. tulip tree; crown lift fir trees on north boundary to 2 metres and reduce to 6 metres, 12 Chilbolton Avenue - Permitted - 04/12/2006

06/03314/TPO - WTPO/1820/03: Thin 1 no walnut tree by 5-10%, 19 Bath Place - Refused - 28/12/2006

06/03451/TPO - WTPO/1820/04: To fell no. 1 Lodgepole pine tree, 43 Bath Place - Refused - 03/01/2007

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06/03602/TPO - WTPO/1820/05: Beech crown thinning and sides by 18 inches, 152A Greenhill Road - Permitted - 08/02/2007

07/00143/TPO - WTPO/1820/06: To fell 2 no Leylandii, 12 Bath Place - Refused - 22/03/2007

07/00651/TPO - WTPO/1820/07: Reduce 1 No. Silver Birch tree by 30%, overhanging garden of 152B Greenhill Road/Bath Place - Refused - 10/05/2007

07/01199/TPO - WTPO/1820/08: Crown lift 1no. Lodgepole Pine tree by 3m in rear garden, 43 Bath Place - Refused - 26/06/2007

07/02497/TPO - WTPO/1820/09: 2no. Hornbeam trees - remove two overhanging branches near garage in 15-19 Bath Place - Permitted - 18/12/2007

07/02500/TPO - WTPO/1820/10: Crown lift to 4m. numerous Leylandii along back fence, 15 Bath Place - Permitted - 18/12/2007

08/00413/TPO - WTPO/1820/11: 9no. Leylandii trees - reduce height by 3m., 12 Bath Place - Permitted - 16/04/2008

08/00414/TPO - WTPO/1820/12: 34no. Leylandii trees - reduce height by 3m (ongoing programme, see informative), 15 Bath Place - Permitted - 14/03/2008

08/00860/TPO - WTPO/1820/13: 9no. Leylandii trees - reduce height by 3m., 14 Bath Place - Permitted - 04/06/2008

08/01653/TPO - WTPO/1820/14: Hedge of Beech trees - crown lift to 8m ; remove large limb of 1no. Beech tree overhanging garden of 20 Bath Place - Refused - 10/10/2008

Consultations

None required

Representations:

3 letters received objecting to the application, for the following reasons:

- Application has a negative effect on the resident's amenity
- Loss of visual amenity
- Loss of visual barrier between neighbouring properties, which was considered significant in association with Bath Place development

No letters of support received.

Relevant Planning Policy:

Winchester District Local Plan Review
DP4

Planning Considerations

Impact on character of area and neighbouring property

The works will allow the hedge to be properly maintained in future, thus extending its useful life and ongoing contribution to the amenity of the area.

Landscape/Trees

The proposed works will not have a detrimental effect on the health or amenity value of the hedge. The works will encourage new growth and the hedge to thicken, thus strengthening its effectiveness as a visual screen between Greenhill Road and Bath Place. If these works are not carried out, there will be a risk of future structural failure at the point of previous pruning.

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Recommendation

Approval, subject to the following condition(s):

Conditions

None

Informative

Prior to commencement of any works, the applicant is advised to obtain permission from the landowner. The applicant is advised to contact Ivan Gurdler at Winchester City Council to obtain written permission before undertaking any works.