

PLANNING DEVELOPMENT CONTROL COMMITTEE

30 JULY 2009

CONFIRMATION OF TREE PRESERVATION ORDER 1946 – LAND AT BEECH
HOUSE, CHRISTCHURCH ROAD, WINCHESTER

REPORT OF THE HEAD OF ENVIRONMENT

Contact Officer : Thomas Gregory (Tel 01962 848 317) tgregory@winchester.gov.uk

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 1946 to which an objection has been raised.

RECOMMENDATION:

That having taken into consideration the representations received, Tree Preservation Order 1946 is confirmed.

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DETAIL:

1. TPO 1946 – Land at Beech House, Christchurch Road, Winchester
- 1.1 Winchester City Council received a tree works notification under the Winchester Conservation Area to crown lift the tree which involved the removal of quite a significant limb.
- 1.2 The arboricultural officer attended site to assess the trees and considered that the work would be detrimental to the health and visual amenity of the tree and that the tree satisfied the criteria for a Tree Preservation Order to be served.
- 1.3 A TPO was made and served on 14 January 2009.
- 1.4 The grounds for making the order were: “*A significant tree that contributes to the visual amenity of the area.*”

Formal Objections

- 1.5 Correspondence has been received from Dermot and Julie Boyle of 42 Christchurch Road, Winchester.
- 1.6 There have been objections on the grounds that:
 - *The tree has long been neglected and has outgrown the plot.*
 - *The tree contains large amounts of deadwood and creaks ominously in high winds.*
 - *The largest limb which spreads over the road and pavement appears to have water penetration and decay at the point where it joins the main bole.*
 - *The proposed remedial treatment was an effort to enhance and possibly prolong the life of the tree.*

Officer Comments

- 1.7 The tree has 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.

- 1.8 The tree scored highly given its visual amenity value and prominence in the landscape.
- 1.9 In response to the objection, the arboricultural officer's report stated that:
- *The tree is located in the front garden of the above property. Given its current size the tree can be seen from a number of surrounding residential properties and the main road.*
 - *The concerns that the objectors have raised are not considered to be sound arboricultural reasons.*
 - *At the time of inspection, the tree was found to be in reasonable overall condition and there was certainly no reason to suggest that the tree was at all dangerous.*
- 1.10 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:

2. SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

The approval of this trees works application will contribute to the High Quality Environment outcome of the Sustainable Community Strategy.

3. RESOURCE IMPLICATIONS:

There are no financial implications for the City Council.

4. RISK MANAGEMENT ISSUES

There are no risk management issues for the City Council.

BACKGROUND DOCUMENTS:

Tree Preservation Order 1946 – Land at Beech House, Christchurch Road

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

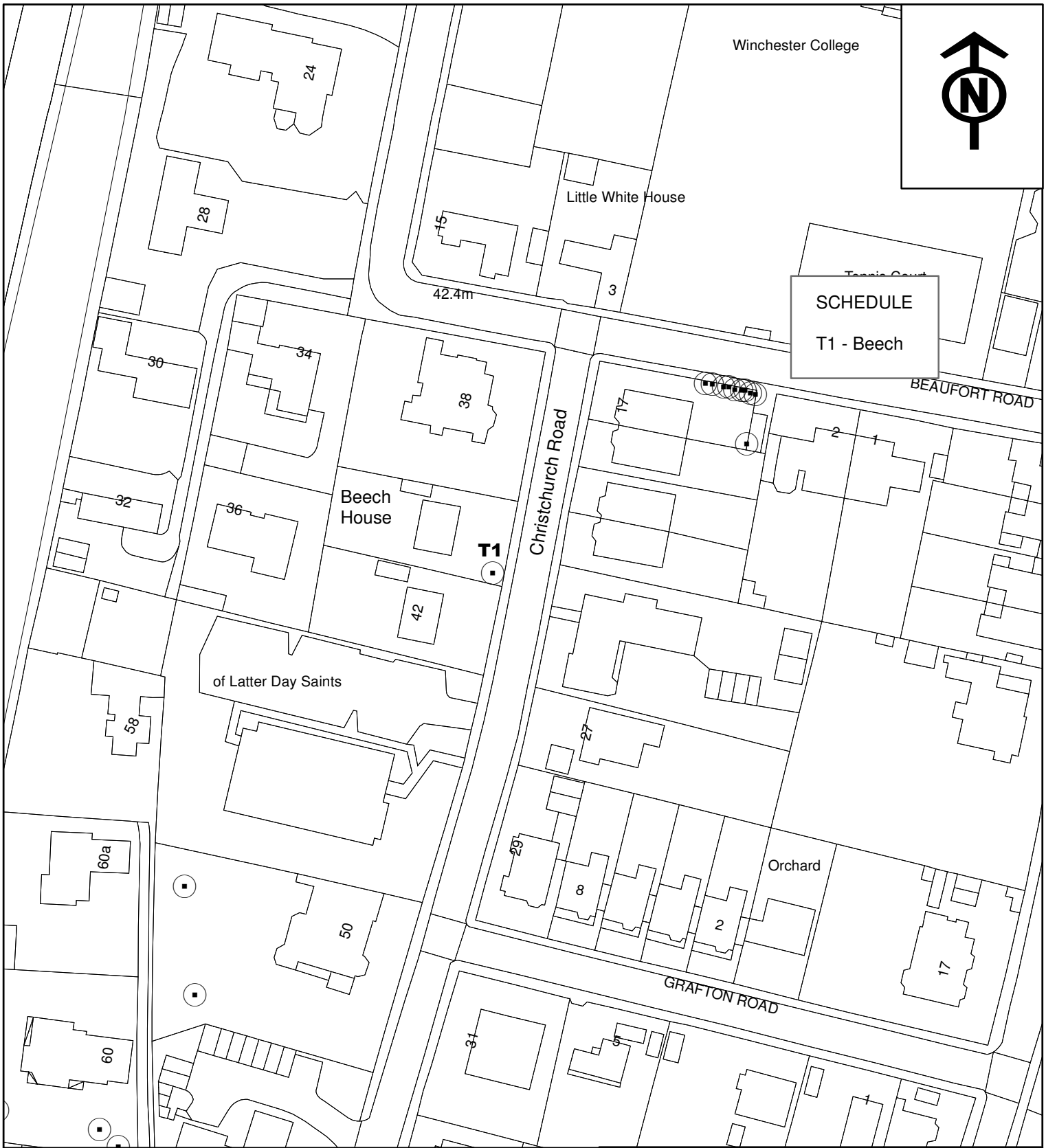
Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

APPENDICES:

Map



- ⋮ A1 ⋮ Area
- ⋮ G1 ⋮ Group
- W1 Woodland
- T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 1946

Location:
Beech House, Christchurch Road, Winchester



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City Council

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