

PLANNING DEVELOPMENT CONTROL COMMITTEE

22 APRIL 2010

CONFIRMATION OF TREE PRESERVATION ORDER 1989 – LAND AT THE  
SMALL HOUSE, HIGH STREET, DROXFORD

REPORT OF THE HEAD OF ENVIRONMENT

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

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 1989 to which an objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 1989 be confirmed.

PLANNING DEVELOPMENT CONTROL COMMITTEE

22 APRIL 2010

CONFIRMATION OF TREE PRESERVATION ORDER 1989 – LAND AT THE SMALL HOUSE, HIGH STREET, DROXFORD

REPORT OF THE HEAD OF ENVIRONMENT


DETAIL:

1. TPO 1989 – Land at The Small House, High Street, Droxford
- 1.1 Winchester City Council received a tree works notification under the Droxford Conservation Area to reduce this yew tree by 40%.
- 1.2 The arboricultural officer attended site to assess the tree and considered that a reduction of this percentage would be detrimental to the health and visual amenity of the tree and that the tree satisfied the criteria for a Tree Preservation Order (TPO) to be served.
- 1.3 A TPO was made and served on 5 January 2010.
- 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 One objection has been received to the TPO on the grounds that
  - *the tree is touching the boundary fence and will soon knock it down.*
  - *the branches of the tree dominate the garden which causes significant blockage of light and danger due to falling branches.*
  - *the sticky mess from berries and needles prevent the use of a washing line, sitting in the garden, allowing her granddaughter or dog to play in the garden through fear of being poisoned, growing a decent lawn, and causes damage to clothes, carpets and other property.*

Officer Comments

- 1.6 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.
- 1.7  tree scored highly given its visual amenity value and prominence in the landscape.
- 1.8 In response to the objection, the arboricultural officer's report stated that:

- *The tree is located to the side of The Small House. 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.*

- 1.9 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 confirmation of this Tree Preservation Order 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 1989 – Land at The Small House, High Street, Droxford

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

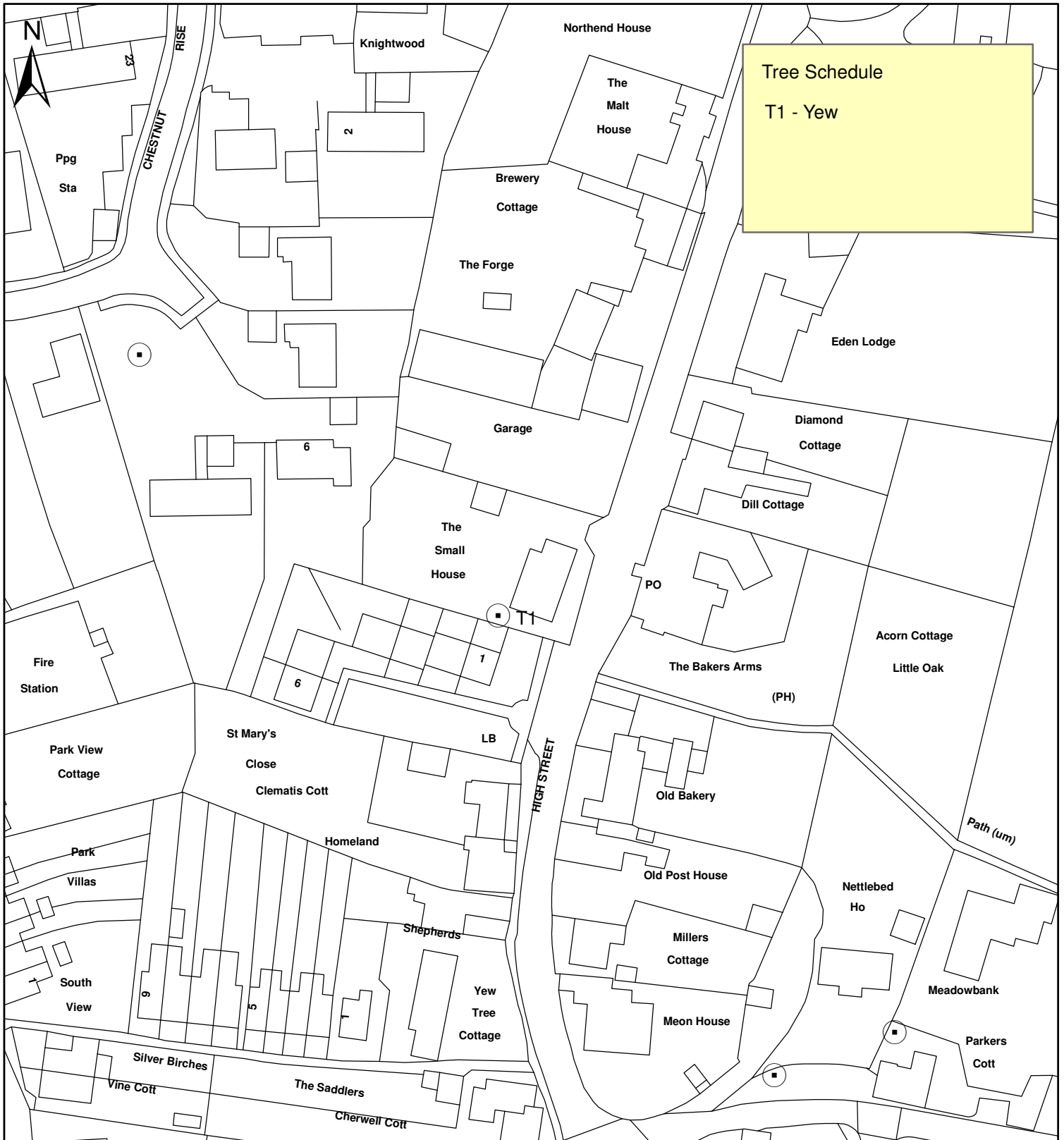
Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

#### APPENDICES:

Map



Tree Schedule  
T1 - Yew

⋯ A1 ⋯ Area

⋯ G1 ⋯ Group

W1 Woodland

T1 Tree

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

**Tree Preservation Order No. 1989**

Location: **The Small House**  
**High Street**  
**Droxford**

OS Grid: 6018 Scale: 1:1000@ A4 Date: 04/01/2010



**Winchester**  
City Council

Director of Operations  
Winchester City Council  
PO Box 497, City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 3DD

Telephone 01962 840 222  
Fax 01962 841 365