

PLANNING DEVELOPMENT CONTROL COMMITTEE

22 APRIL 2010

CONFIRMATION OF TREE PRESERVATION ORDER 1990 – LAND AT ST FRANCIS, 9B RANELAGH 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 1990 to which four objections have been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 1990 be confirmed.

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REPORT OF THE HEAD OF ENVIRONMENT

DETAIL:


1. TPO 1990 – Land at St Francis, 9B Ranelagh Road, Winchester
- 1.1 Winchester City Council received a tree works notification to remove this cypress, which lies within the Winchester Conservation Area.
- 1.2 The arboricultural officer attended site to assess the tree and considered that the removal of this tree would be detrimental to the visual amenity of the area and that the tree satisfied the criteria for a Tree Preservation Order (TPO) to be made.
- 1.3 A TPO was made and served on 14 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 Correspondence has been received from four neighbours objecting to the TPO on the following grounds:
 - *this tree is a fast growing species that has already reached a height in excess of 40 feet.*
 - *it is located close to all of the above properties.*
 - *should the tree fail in a storm, it would cause significant harm.*
 - *the cypress is not an attractive tree and so its loss would not be detrimental to the visual amenity of the area.*
 - *there was no problem when a cypress was removed in 9A.*
 - *this in a non-native species and so should not be protected.*
 - *there is an included bark union which increases the risk of failure.*
 - *the tree is causing damage to the fence of 9B.*
 - *replacing with a native species would be more sensible.*

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 rear of St Francis, 9B Ranelagh Road. 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 1990 – Land at St Francis, 9B Ranelagh Road, Winchester

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

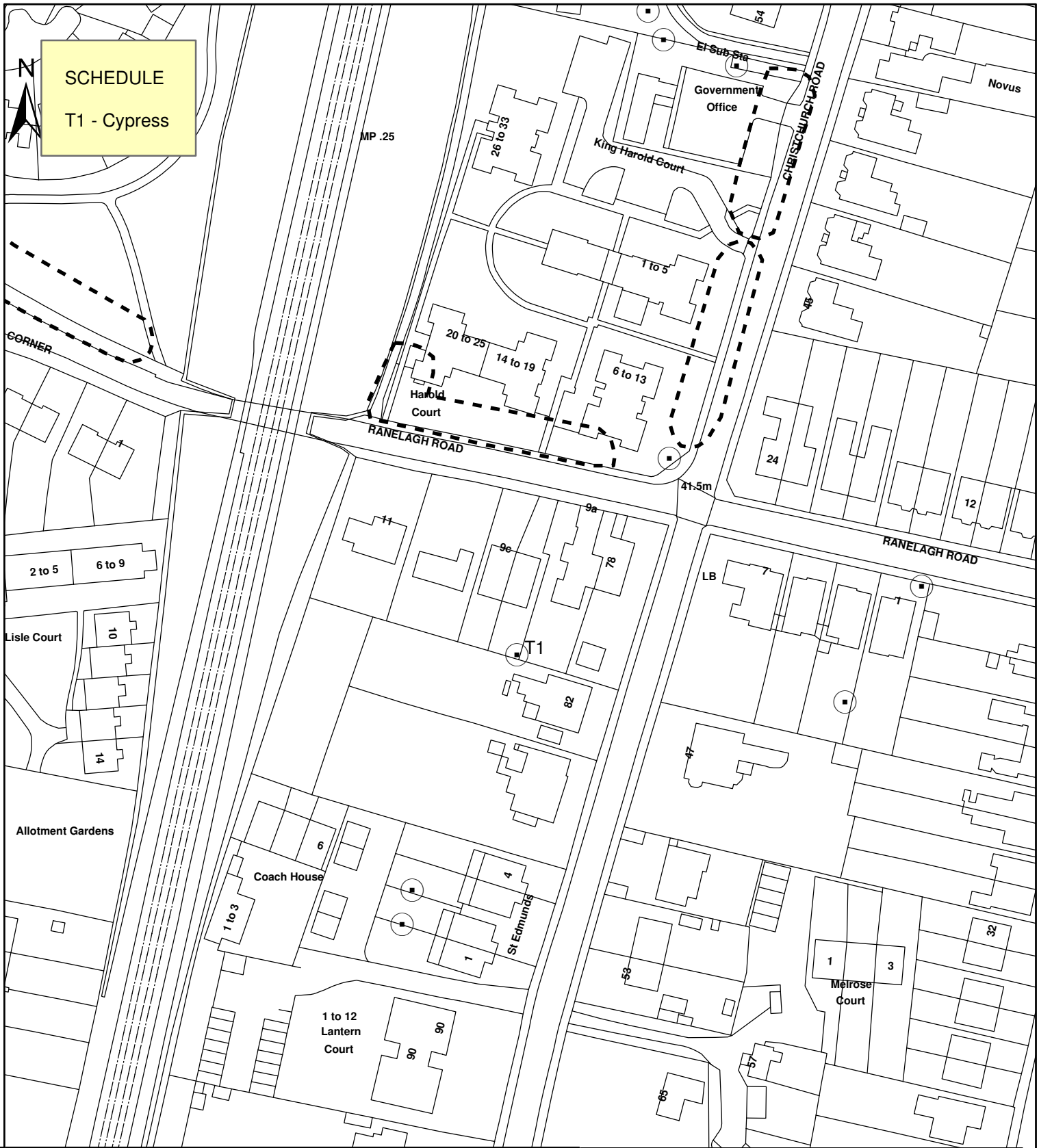
Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

APPENDICES:

Map



SCHEDULE
T1 - Cypress

Area
 Group
 Woodland
 Tree

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198 - 201

Tree Preservation Order No. 1990
 Location: **St Francis**
9B Ranelagh Road
Winchester

OS Grid: 4712 Scale: 1:1250@ A4 Date: 13/01/2010

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 City Council

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