

PLANNING DEVELOPMENT CONTROL COMMITTEE

18 NOVEMBER 2010

TREE PRESERVATION ORDER 2004 – LAND ADJACENT TO NEWLYN, BOURNE
FIELDS, TWYFORD

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

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

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider whether to confirm Tree Preservation Order 2004 to which one objection has been raised.

RECOMMENDATION:

That having taken into consideration the representations received, Tree Preservation Order 2004 be confirmed.

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REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

DETAIL:

1. Tree Preservation Order 2004 – Land adjacent to Newlyn, Bourne Fields, Twyford

- 1.1 Winchester City Council received a call from a member of public stating that they believed these trees to be under threat from development.
- 1.2 The arboricultural officer attended site to assess the trees and considered that the removal of these trees would be detrimental to the visual amenity of the area and that the trees satisfied the criteria for a Tree Preservation Order (TPO) to be made.
- 1.3 A TPO was made and served on 17th June 2010.
- 1.4 The grounds for making the order were that these were: *“Significant trees that contribute to the visual amenity of the area.”*

2. Formal Objections

- 2.1 An objection has been made on behalf of the owner of the land on the grounds that:
 - *The quality of the tree group – individual specimens display biological and/or mechanical defects as a result of close proximity.*
 - *Requirement for ongoing management and use of land surrounding trees – works to thin out the trees will need to be carried out in the near future. The field is cultivated on a regular basis as part of the agricultural operations in the course of the farming business which would put his client at risk of prosecution.*
 - *Amenity assessment, suitability and relative public visibility – dispute over the amenity value of the trees from public viewpoints.*
 - *Level of threat – dispute over the threat of possible future development. Development is considered unlikely on this site.*

3. Officer Comments

- 3.1 The trees have been assessed using a combination of the arboricultural officer's experience and visual observations and the Tree Evaluation Method for Tree Preservation Orders (TEMPO). 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.

3.2 The trees scored highly given their visual amenity value and prominence in the landscape, which placed them in the category 'Definitely merits TPO' on the survey data sheet and decision guide.

3.3 In response to the objection, the arboricultural officer's report stated that:

- *The group as a whole is an important landscape feature, and there are defects in some of the trees, which is to be expected given their proximity to one another.*
- *Due to the above, there will undoubtedly be a need in the future to thin the trees out for reasons of good arboricultural practice. By having a TPO onsite, this merely gives the council a means of control over this work. The field is cultivated on a regular basis as part of the agricultural operations in the course of the farming business. This has been the case for many years, probably before the trees were planted. This would indicate that the trees have never had much space in the field to spread substantial roots, and by continuing the cultivation of the field, it is unlikely to have an effect on the trees.*
- *The trees can be seen from the main road from Morestead, and they help to screen existing development giving the impression of continuing countryside.*
- *Development is considered unlikely on this site, however that doesn't mean to say it won't happen at all.*

3.4 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:

4. 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.

5. RESOURCE IMPLICATIONS:

There are no financial implications for the City Council.

6. RISK MANAGEMENT ISSUES

There are no risk management issues for the City Council.

BACKGROUND DOCUMENTS:

Tree Preservation Order 2004 – Land adjacent to Newlyn, Bourne Fields, Twyford

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

Tree Evaluation Method for Preservation Orders (TEMPO)

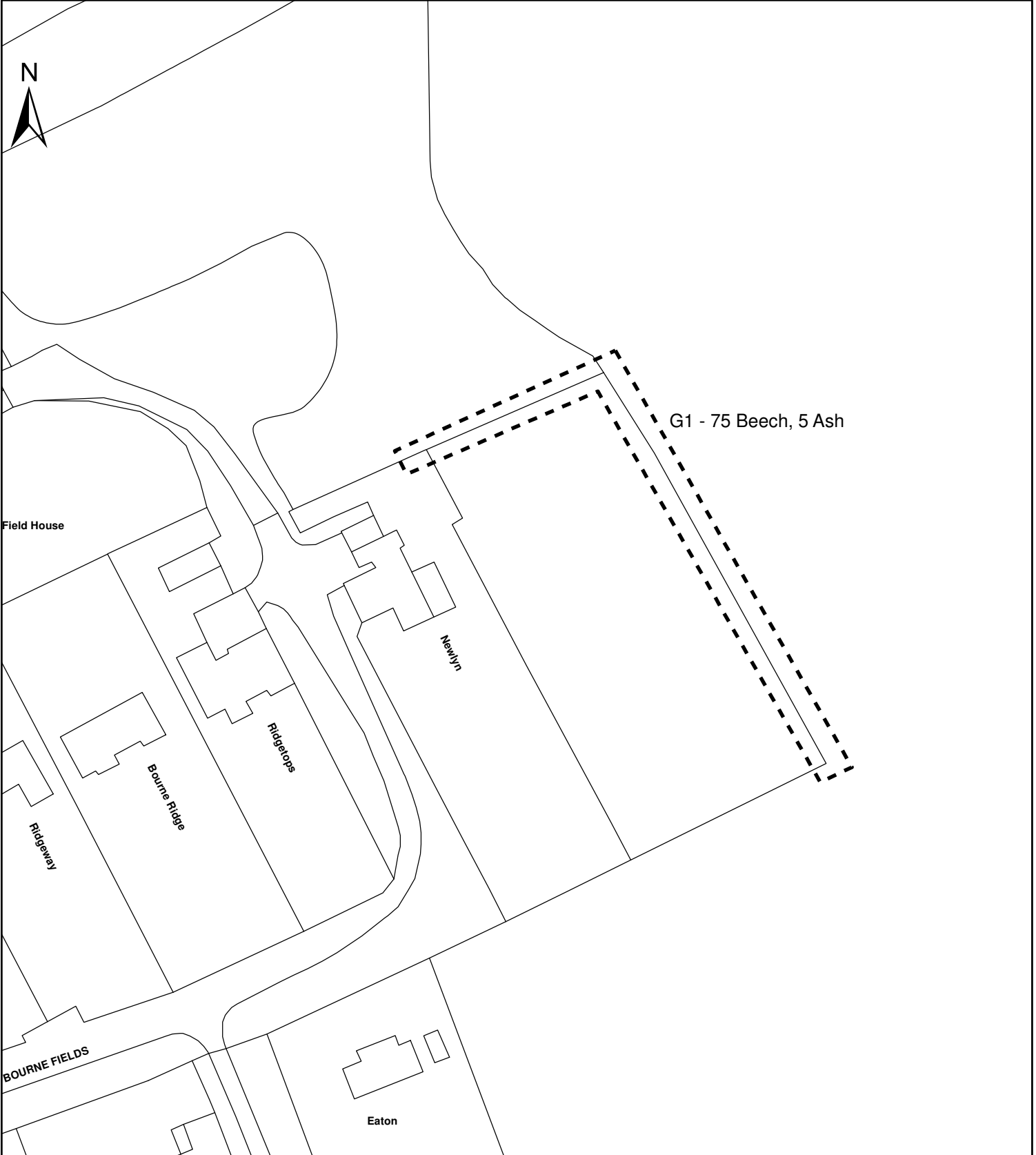
Quantified Tree Risk Assessment (QTRA)

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.2004

Location: **Land adjacent to Newlyn, Twyford**

OS Grid: 4825 Scale: 1:750@ A4 Date: 27/05/2010



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