

PLANNING DEVELOPMENT CONTROL COMMITTEE

20 SEPTEMBER 2012

CONFIRMATION OF TREE PRESERVATION ORDER 2062 – 3 PIPING ROAD,
COLDEN COMMON

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 the confirmation of Tree Preservation Order 2062, to which one objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representation received, Tree Preservation Order 2062 be confirmed.

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DETAIL:

1. TPO 2062 – 3 PIPING ROAD, COLDEN COMMON

1.1 It was brought to the attention of the Tree Officer that a mature Oak tree had been removed from the front of 3 Piping Road, Colden Common.

1.2 The Tree Officer attended the site to assess the tree and determined:

- That the remaining two trees onsite were highly visible from the public domain and provided significant visual amenity

1.3 Thus, the criteria for a Tree Preservation Order was met and a TPO was served on 25 May 2012.

The grounds for making the order were that these were: **“A significant Oak tree has recently been felled at the above property. The two Oaks that remain are highly visible from Piping Road, Brickmakers Road and the surrounding area. These trees make a significant contribution to the visual amenity of the area and it is considered expedient to serve a TPO.”**

Formal Objection

1.4 An objection to the TPO has been received from the land owner

1.5 The objection stated:

- Colden Common is an area of clay soil and many properties in the area have suffered from subsidence including this property.
- Properties built in the 60s and 70s had insufficient foundations to cope with the combination of clay soils and oak trees.
- T2 is outside of the objector’s ownership and the roots have started to affect the driveway with extensive cracking. This is beginning to happen on the footway which may lead to pedestrians tripping.

1.6 The objector also asked the question as to whether or not all Oak trees in Colden Common are being subject to TPOs and if this is a new policy of the council and stated that he had no intention of removing the two Oak trees subject to the provisional TPO.

Officer Comments

- 1.7 In response to the public representation, the Tree Officer has observed that:
- Tree related subsidence is not easily predicted and if all trees were removed through fear of subsidence, no trees would remain.
 - Should this particular property suffer from tree related subsidence or remedial action be required to alleviate any risk of harm to pedestrians or users of the driveway then an application for tree works would need to be submitted, complete with all the required evidence as set out in the appropriate guidance.
 - A TPO does not prohibit good arboricultural or forestry work from being carried out, nor does it prohibit reasonable remedial action required to alleviate any risk of harm such as that mentioned above.
- 1.8 Notwithstanding the objection, in light of the assessment of the Tree Officer it is recommended that the Tree Preservation Order 2059 is confirmed.

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:

TPO 2062 – 3 Piping Road, Colden Common

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

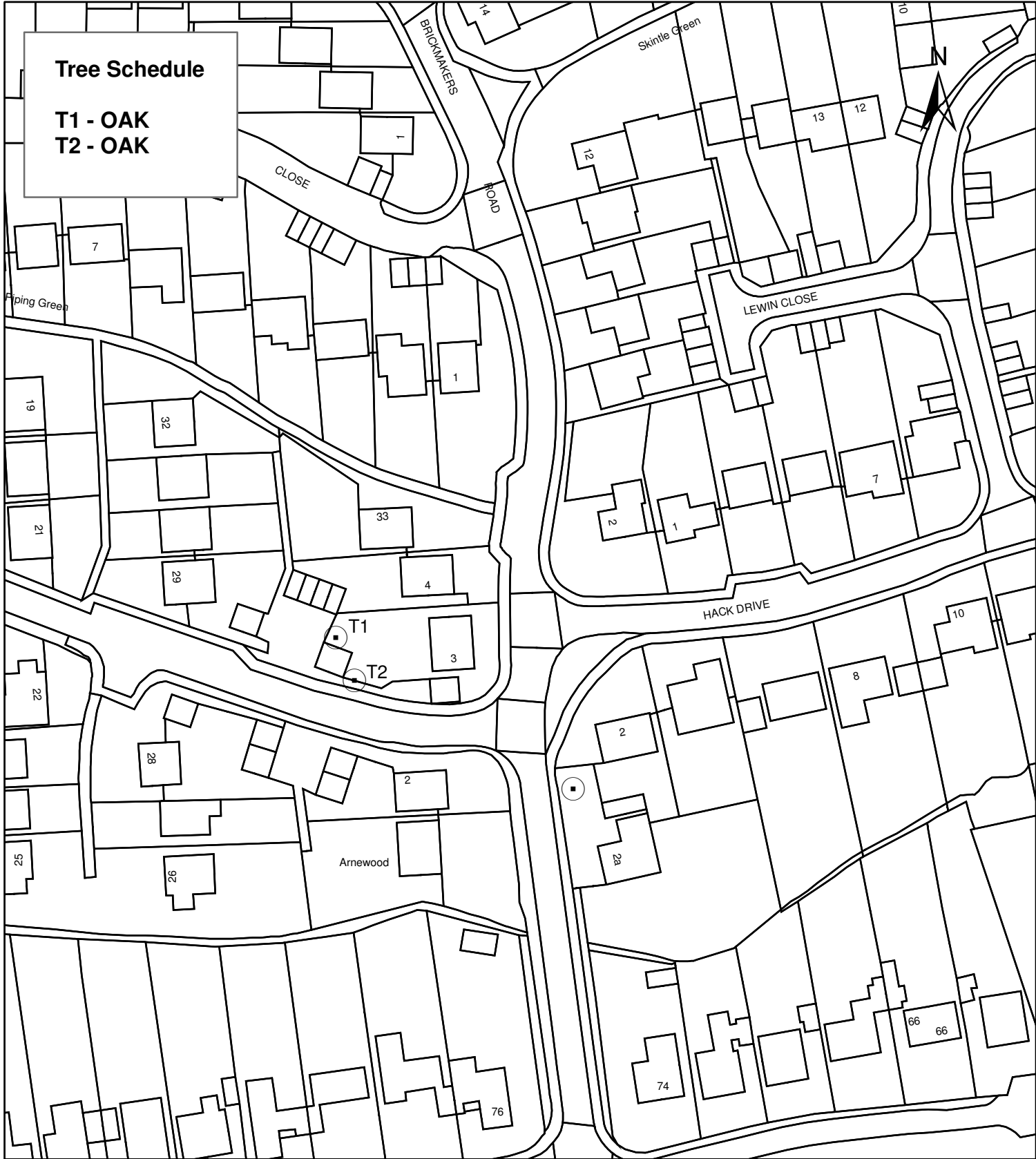
Tree Evaluation Method for Preservation Orders (TEMPO)

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 (circle with dot) Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No 2062

Location: **Land at 3 Piping Road
Colden Common**

OS Grid: 4721 Scale: 1:1,000 @ A4 Date: 22/05/2012



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