

PLANNING DEVELOPMENT CONTROL COMMITTEE

25 APRIL 2013

CONFIRMATION OF TREE PRESERVATION ORDER 2076 – RIDGEWAYS,
RARERIDGE LANE, BISHOPS WALTHAM

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 2076, to which two objections have been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2076 be confirmed.

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DETAIL:

1. TPO 2076 – RIDGEWAYS, RARERIDGE LANE, BISHOPS WALTHAM
- 1.1 An application was received for a property extension which would have a negative impact on the adjacent trees.
- 1.2 The tree officer attended the site to assess the tree and determined:
 - The Lime and Sycamore can be seen from Rareridge Lane, Oak Road and the surrounding area.
 - These trees make a significant contribution to the visual amenity of the area.
- 1.3 Thus, the criteria for a Tree Preservation Order was met and a TPO was served on 11 December 2012.

The grounds for making the order are as follows:

“An application has been received for a property extension, which will have an impact on these two trees. The Lime and Sycamore can be seen from Rareridge Lane, Oak 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 Two objections to the TPO have been received; one from the land owner and one from a neighbouring land owner. Both objections only relate to the Sycamore.
- 1.5 The objections state that:
 - The Ordnance Survey plan does not accurately reflect the situation at Rareridge. The property has been extended so the tree is less than 4m from the building wall.
 - The tree has had its lower branches removed leaving a fairly tall and narrow canopy which has spoiled its appearance although the canopy still oversails Rareridge and Ridgeways. As the tree continues to grow, it will require further pruning which is likely to further harm its appearance.

- On 21 December 2012 planning permission was granted for a two storey extension which would bring the building to within approximately 1.2m of the trunk of this Sycamore.
- The tree has a degree of public visibility but there is a considerable doubt that it can be retained in the long term.
- Sycamore is a non-native tree.
- It would be better to replace this tree with one or two Birch trees which grow quickly without damaging house foundations.
- The Sycamore is always infected with greenfly in the summer which results in a constant sticky deposit on cars and buildings.
- It produces enormous numbers of winged seeds which fall into the garden and germinate. They also fall into gutters and encourage field mice into the roof space.
- If a branch snapped off in high winds it would cause considerable damage.

Officer Comments

- 1.6 In response to the public representation, the Tree Officer has observed that:
- The tree has been pruned leaving a fairly high canopy although this does not detract from its contribution to local amenity. If the extension is built, the contribution to local amenity will still remain important, as the extension will only hide the lower canopy from public view.
 - If retained, the tree should only require pruning to maintain suitable clearance from the adjacent building. This would not significantly harm its visual amenity.
 - The extension will be located on ground currently occupied by hard standing, which has already limited the available rooting area. It was therefore considered possible to construct the extension without significantly harming the tree provided appropriate protection measures were implemented during construction. This was a condition on the permitted application.
 - Provided the extension is constructed in accordance with building regulations, the property would not be subject to damage from this tree.
 - To say birch trees do not damage house foundations is factually incorrect. All tree species have the potential to cause damage.
 - At the time of inspection, the tree was in reasonable health and there were no structural defects that would suggest limb failure is likely to occur in the near future.
- 1.7 Notwithstanding the objections, in light of the above assessment of the Tree Officer and the trees' continuing contribution to local amenity, it is recommended that the Tree Preservation Order 2076 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 2076 – Ridgeways, Rareridge Lane, Bishops Waltham

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 - Lime

T2 - Sycamore



⋯ A1 ⋯ Area

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

⌈ G1 ⌋ Group

Tree Preservation Order No 2076

W1 Woodland

Location: **Land at Ridgeways,
Rareridge Lane, Bishops Waltham**

T1 (◻) Tree

OS Grid: 5617 Scale: 1:600 @ A4 Date: 10/12/2012

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