

PLANNING DEVELOPMENT CONTROL COMMITTEE

25 APRIL 2013

CONFIRMATION OF TREE PRESERVATION ORDER 2072 – TIOMAN,
STRATTON ROAD, WINCHESTER

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 2072, to which three objections have been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2072 be confirmed.

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DETAIL:

1. TPO 2072 – TIOMAN, STRATTON ROAD, WINCHESTER
- 1.1 A notification of proposed work to trees in a conservation area had been received for the felling of this tree.
- 1.2 The tree officer attended the site to assess the tree and determined:
 - The spruce can be seen from Stratton Road and the surrounding area.
 - This tree makes 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 made on 26 November 2012.

The grounds for making the order were as follows: **“A notification of proposed work to trees in a conservation area has been received for the felling of this tree. The Spruce can be seen from Stratton Road and the surrounding area. This tree makes a significant contribution to the visual amenity of the area and it is considered expedient to serve a TPO.”**

Formal Objection

- 1.4 Three objections to the TPO have been received; one from the land owner and two from neighbouring land owners.
- 1.5 The objections stated:
 - The tree in question was most likely purchased as a Christmas tree.
 - It has grown rapidly and now stands at approximately 18m high.
 - Spruces are shallow rooted, subject to wind throw and do not root well in chalk.
 - It is located 9m from the nearest house wall on a bank 1.5m above the ground floor level of the property.
 - Due to the prevailing wind it is likely that wind throw would cause the tree to fall on the bedroom wall (reference made to incident in Teg Down, Winchester).
 - Norway Spruce is not a native species and no garden designer would consider planting an individual tree in a small garden.
 - The tree dominates the garden and prevents growth of plants. Needles and pine cones are a continual nuisance.

- It is only visible when travelling west along Stratton Road which is unadopted.
- If allowed to remove the tree, the owner would plant a native species.
- The tree has a detrimental effect upon the neighbouring property by restricting light, particularly in the winter months.
- Spruces are usually planted in groups and being exposed, the potential of this tree to fall and cause injury/damage in a residential area is substantial.
- Neighbours consider the tree to be 'unsightly' as viewed from their property.

Officer Comments

1.6 In response to the public representation, the Tree Officer has observed that:

- Spruces are relatively shallow rooted compared to other species but it is unusual to find roots below a depth of 500mm on any tree. At the time of inspection this particular tree was in reasonable overall health with no structural defects or ground movement to indicate that failure was likely.
- Should the order be confirmed the owner or neighbour could still apply for consent to prune the tree to improve light conditions in the neighbouring property. The Council's Tree Officer would be more than happy to meet onsite to discuss possible works.
- Without a TPO, the Council would not be able to enforce a requirement for replacement planting following the removal of the tree.

1.7 Notwithstanding the objections, in light of the assessment of the Tree Officer it is recommended that the Tree Preservation Order 2072 is confirmed.

OTHER CONSIDERATIONS:

2. SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (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 2072 – Tioman, Stratton 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



•• A1 •• Area

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

■ G1 ■ Group

Tree Preservation Order No 2072

W1 Woodland

Location: **Tioman, Stratton Road, Winchester**

T1 ◻ Tree

OS Grid: 4929 Scale: 1:1,000 @ A4 Date: 23/11/2012

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