

PLANNING DEVELOPMENT CONTROL COMMITTEE

9 JANUARY 2014

CONFIRMATION OF TREE PRESERVATION ORDER 2089 – LAND AT LITTLE
LINDEN & ROOKEBURY, UPLANDS ROAD, DENMEAD

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 2089, to which one objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2089 be confirmed.

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DETAIL:

- 1.1 An application was received for a replacement dwelling at Little Linden which would have a negative impact on the adjacent trees.
- 1.2 The tree officer attended the site to assess the trees and determined:
 - The trees identified in the TPO can be seen from Uplands 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 were met and a TPO was made on 19 July 2013.

The grounds for making the order were that:

“Both properties in question appear to be vacant and one has been the subject of a planning application. The remaining trees onsite can be seen from Uplands Road and the surrounding area. The trees make a significant contribution to the visual amenity of the area and it is considered expedient to serve a TPO.”

FORMAL OBJECTION

- 2.1 One objection to the TPO has been received.
- 2.2 The objection states that:
 - The Lime (T10) and Birch (T9) to the front of Little Linden are growing in competition with one another and are both showing signs of stress.
 - T10 is showing signs of dieback and has shed a significant volume of leaves at the end of July 2013. Suckers can be seen sprouting from its base. It has also been heavily pruned. This particular specimen is sickly and unlikely to survive for many more seasons.
 - T9 is leaning to the north-west and is in close proximity to the highway and footpath in the neighbouring property (Rookesbury).
 - The two Birch in the rear (T18 & T19) are located so close to each other and are unlikely to develop further. They are partially visible from

Uplands Road but do not make a significant contribution to the local amenity.

- It is a mistake to protect the Oaks in the rear (T3-T8 & T11-T17). Whilst a few are reasonable trees, the majority are poor specimens. Protecting them all will prevent the better specimens from developing.

OFFICER COMMENTS

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

- T10 is in reasonable condition and has the potential to become a very significant tree. The suckers at the base (epicormic growth) are common on this species and it is not a sign of significant stress.
- T9 is a significant tree and in reasonable condition. The fact that it is leaning slightly is not a significant concern in itself.
- T18 & T19 are growing close together but this will not necessarily prevent them from fully establishing. They have the potential to become very significant if allowed to mature.
- The Oak trees make a significant contribution as a group and should it be beneficial remove one or two trees in an attempt to thin them out, an application would be considered.
- The Tree Officer would be happy to meet with the owners to discuss potential works prior to the submission of an application.

3.2 Notwithstanding the objections, in light of the above assessment of the Tree Officer and the continuing contribution of the trees to local amenity, it is recommended that Tree Preservation Order 2089 is confirmed.

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:

TPO 2089 – Land at Little Linden & Rooksebury, Uplands Road, Denmead

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

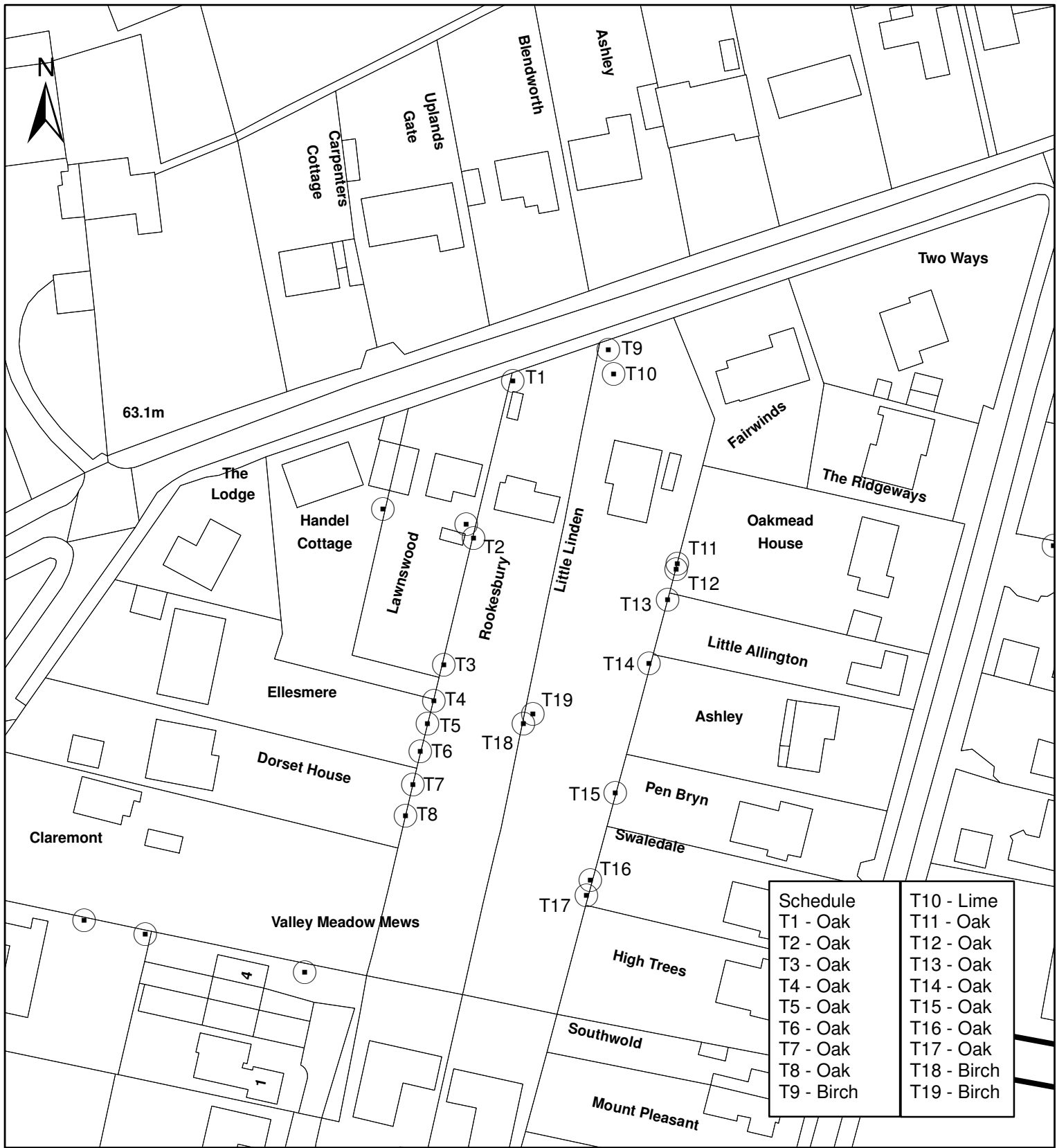
Tree Evaluation Method for Preservation Orders (TEMPO)

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

Winchester District Local Plan Review (July 2006)

APPENDICES:

Map



Schedule	T10 - Lime
T1 - Oak	T11 - Oak
T2 - Oak	T12 - Oak
T3 - Oak	T13 - Oak
T4 - Oak	T14 - Oak
T5 - Oak	T15 - Oak
T6 - Oak	T16 - Oak
T7 - Oak	T17 - Oak
T8 - Oak	T18 - Birch
T9 - Birch	T19 - Birch

<p> A1 Area G1 Group W1 Woodland T1 Tree </p>	<p> TOWN AND COUNTRY PLANNING ACT 1990 Section 198 - 201 Tree Preservation Order No. 2089 Location: Little Linden and Rookesbury, Updands Road, Denmead </p>	<p> 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 </p>
<p>OS Grid: 6412 Scale: 1:1000@ A4 Date: 16/07/2013</p>		