

PLANNING DEVELOPMENT CONTROL COMMITTEE

9 JANUARY 2014

CONFIRMATION OF TREE PRESERVATION ORDER 2096 – LAND AT THE KING  
ALFRED PUBLIC HOUSE, SAXON 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 2096, to which one objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2096 be confirmed.

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DETAIL:

1. TPO 2096 – LAND AT THE KING ALFRED PUBLIC HOUSE, SAXON ROAD, WINCHESTER
  - 1.1 A S211 Notification (works to trees in Conservation Areas) was submitted for the felling of this tree.
  - 1.2 The tree officer attended the site to assess the tree and determined:
    - The tree identified in the TPO can be seen from Saxon Road, Danes 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 were met and a TPO was made on 27 September 2013.

The grounds for making the order were that:

“A S211 notification has been submitted for the removal of this tree. The tree is highly visible from Saxon Road, Danes Road and the surrounding area. The loss of this tree would have a negative impact on the local amenity.”

FORMAL OBJECTION

- 2.1 One objection to the TPO has been received;
- 2.2 The objection states that:
  - The tree has shed two branches, one narrowly missing a car.
  - Would be happy to replace the tree with another.
  - Evidence of a split trunk and dangerous branches has been submitted.

OFFICER COMMENTS

- 3.1 In response to the public representation, the Tree Officer has observed that:
  - There were one or two branches which could be removed without a formal application under the exceptions in regulation 14. This is where they had split (hazard beam) and become dangerous. Once these

limbs are removed, there is no evidence that would suggest the remainder of the tree is unsafe or in need of removal.

- A replacement tree cannot be enforced without there being a TPO in place, unless the whole tree is removed under the exceptions in regulation 14 which is not considered valid here.

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 2096 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 2096 – Land at The King Alfred Public House, Saxon Road, Winchester

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

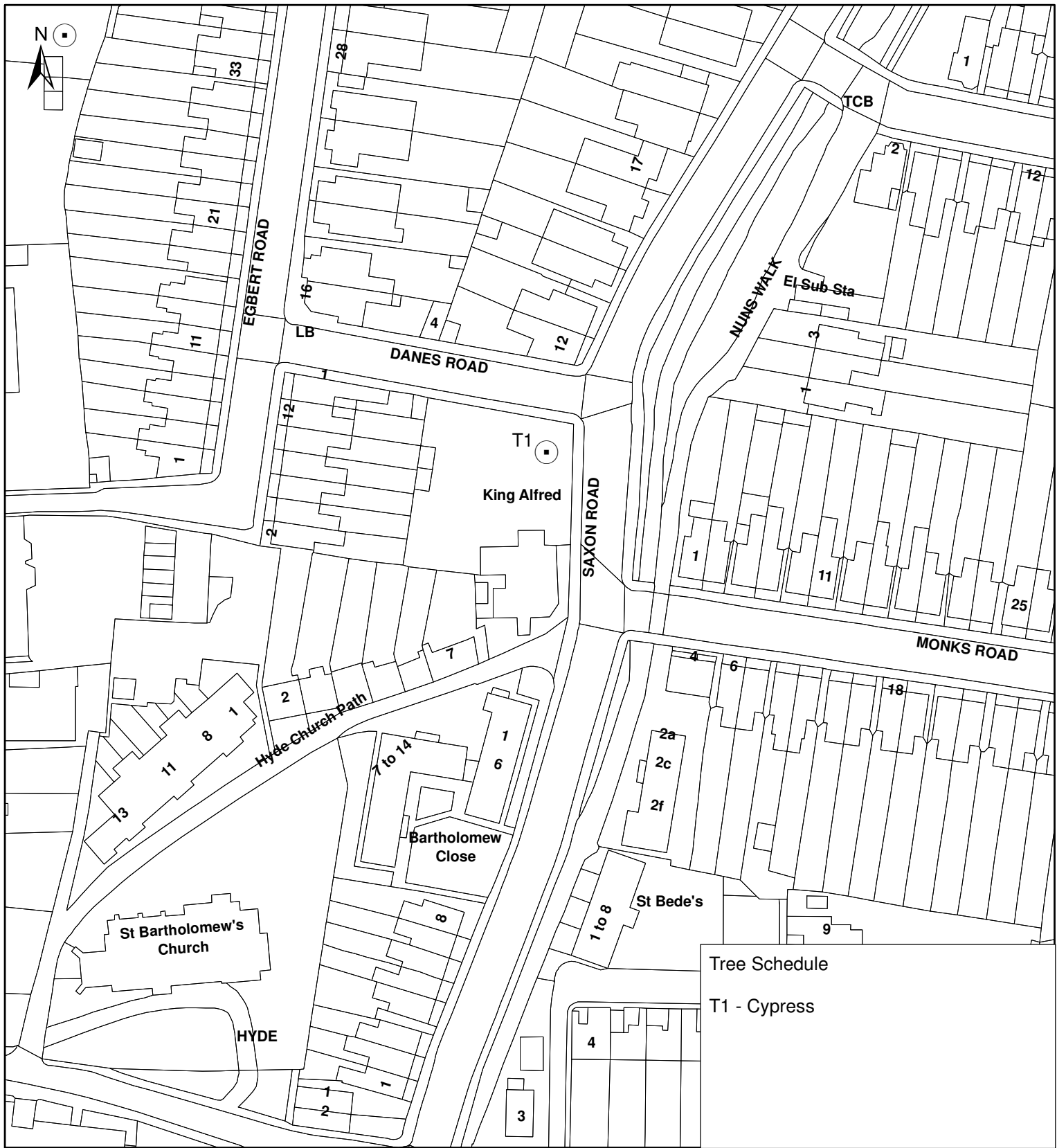
Tree Evaluation Method for Preservation Orders (TEMPO)

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

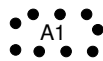
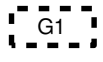
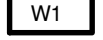

Winchester District Local Plan Review (July 2006)

#### APPENDICES:

Map



Tree Schedule  
T1 - Cypress

-  A1 Area
-  G1 Group
-  W1 Woodland
-  T1 Tree

**TOWN AND COUNTRY PLANNING ACT 1990**  
Section 198 - 201

**Tree Preservation Order No. 2096**

Location: **The King Alfred Pub,  
Saxon Road, Winchester**



**Winchester**  
City Council

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Date: 25th September 2013