

PLANNING COMMITTEE

5 FEBRUARY 2015

CONFIRMATION OF TREE PRESERVATION ORDER 2132, LAND ADJACENT TO  
65 HARESTOCK ROAD WINCHESTER.

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

Contact Officer : Ivan Gurdler (Tel 01962 848403 [igurdler@winchester.gov.uk](mailto:igurdler@winchester.gov.uk))

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider confirmation of Tree Preservation Order 2132 to which one letter of objection has been received.

RECOMMENDATION:

That having taken into consideration the representation received, Tree Preservation Order 2132 be confirmed with a modification to change the order from a group order to an order that specifies individual trees.

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ADJACENT TO 65 HARESTOCK ROAD, WINCHESTER.

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DETAIL:

- 1.1 Information was received that a group of trees was in the process of being felled on land adjacent to 65 Harestock Road, Winchester (“the Land”) and therefore Tree Preservation Order 2132 was served to preserve five mature beech trees on the Land.
- 1.2 The Arboricultural Officer responded to the call and attended the site on 14 October 2014.
- 1.3 On inspection it was noted that a high number of trees on the site, except the beech trees to the front boundary of the site abutting Harestock Road, had been ring barked with a chainsaw, thus making the trees unsuitable for a Tree Preservation Order.
- 1.4 Tree Preservation Order 2132 was served on the 14 October 2014, to preserve the group of five beech trees, and the Order will expire on the 13 April 2015 unless confirmed by Committee.
- 1.5 A letter of objection was received on the 29 October 2014.

Summary of Objection

- 1.6 The letter of objection stated that the land was not owned by 65 Harestock Road but by a property called Tree House.
- 1.7 The beech trees are not planted specimens, but are self seeded specimens.
- 1.8 No tree lasts forever and trees will come down in any wooded area.
- 1.9 If the trees were to come down then it would allow more room for new trees to grow. The owners of the land at 65 Harestock Road have cut the sycamore trees down and undoubtedly new trees will grow.
- 1.10 The TPO is unnecessary in a wooded area where an individual tree can be felled and slowly replaced without affecting the overall character of the area.

Arboricultural Officer’s Response

- 1.11 Due to the felling and damage to the trees it was expedient to serve an emergency TPO to protect the beech trees. At the time of serving the TPO it was not necessary to know who owned the land. Four beech

trees in the group are on land adjacent to 65 Harestock Road, and one beech is located in the front garden of 65 Harestock Road.

- 1.12 The address of the neighbouring property was used to accurately plot the location of the beech trees.
- 1.13 The beech trees form part of a line of trees along both sides of Harestock Road. The removal of the five beech trees would create a gap in the line of trees and therefore would have a detrimental effect on the visual public amenity value and street scene that the trees provide. It would take up to 50 years for new trees to replace the loss of amenity that the beech trees provide.
- 1.14 The protected beech trees have an estimated remaining safe life expectancy of 200 years +.
- 1.15 A reassessment of the group of five beech trees has been undertaken, and it is recommended that three beech trees on land adjacent to 65 Harestock Road and one beech on land at 65 Harestock Road is protected by TPO 2132. The remaining tree is not worthy of protection.
- 1.16 It is recommended that the trees are individually plotted for clarity and that the Order be modified to reflect this.
- 1.17 The beech trees are significant trees that are in public view, which contributes to local amenity therefore, notwithstanding the objection, it is recommended that Tree Preservation Order 2132 is confirmed as modified (with a new plan reflecting the change from a group TPO to an individual Tree TPO). In addition, the location description of the TPO is changed from "land at 65 Harestock Road" to "land adjacent to 65 Harestock Road Winchester".

#### OTHER CONSIDERATIONS:

#### 4. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

Confirmation of this Tree Preservation will contribute to the High Quality Environment outcome of the Community Strategy by maintaining the environmental quality and character of the area.

#### 5. RESOURCE IMPLICATIONS:

There are no financial implications for the City Council.

#### 6. RISK MANAGEMENT ISSUES

None.

#### 7. BACKGROUND DOCUMENTS:

TPO 2132 – Land at 65 Harestock Road, Winchester Hampshire

Winchester City Council Tree Strategy consultation draft 2007.

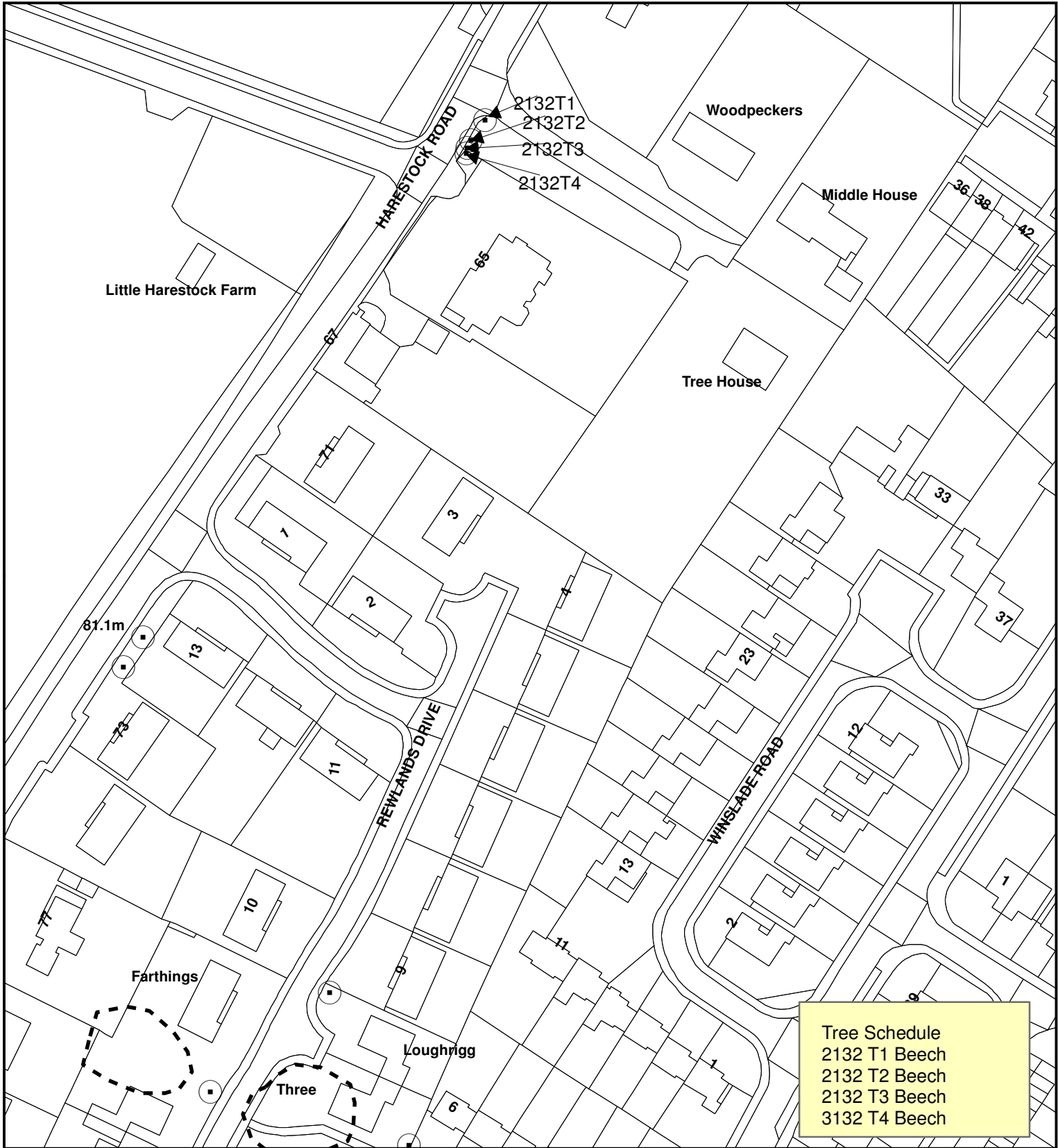
Tree Evaluation method for Preservation Orders

Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas

Winchester District Local Plan Review (July 2006)

Winchester District Local Plan Part 1 (March 2013)

7. APPENDICES: Map and New Plan to show the location of the trees.



A1 Area

G1 Group

W1 Woodland

T1 Tree

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

Tree Preservation Order No. 2132

Location: 65 Harestock Road  
Winchester  
Hants

Date : 19 January 2014



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