

PLANNING COMMITTEE

24 March 2016

CONFIRMATION OF TREE PRESERVATION ORDER 2159 - LAND AT TWYFORD  
PARISH HALL TWYFORD.

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

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

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider confirmation of Tree Preservation Order 2159 to which 19 letters of objection, 3 letters of support and 2 comments has been received.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2159 be confirmed.

PLANNING COMMITTEE24 March 2016CONFIRMATION OF TREE PRESERVATION ORDER 2159 - LAND AT TWYFORD PARISH HALL TWYFORD.REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACESDETAIL:

- 1.1 This matter comes to Planning Committee because 19 letters of objection, 3 letters of support and 2 comments has been received.
- 1.2 The Council received a Conservation Area Notification from the trustees of Twyford Parish Hall (case no SDNP/15/04904/TCA), to fell 1 x Beech tree at the Parish hall.
- 1.3 The Arboricultural Officer visited the site on 28<sup>th</sup> October 2015 and a provisional Tree Preservation Order was made on 29<sup>th</sup> October 2015, which will expire on 28<sup>th</sup> April 2016 unless it is confirmed.

Summary of Objection letters

- 1.4 The Beech tree has come to the end of its safe useful life as stated in the tree report from James Piper and Martin Steele, dated 12<sup>th</sup> September 2015.
- 1.5 The Beech tree has branches that extend over the highway, neighbouring properties and the village hall that pose a danger to the users of the hall and local residents. In my opinion the tree has grown to an inappropriate size and some of its branches are indeed as big as the tree itself. The basic laws of physics would suggest the tree is top heavy.
- 1.6 The tree may suffer branch failure because of summer branch drop.
- 1.7 The tree has low amenity value and is not a significant feature.
- 1.8 We need calm, reasoned dialogue based on the results of the recent through climbing inspection of the tree and centred on maximising public safety
- 1.9 The posed danger of the tree prevents disable people assessing the hall from the front of the building.
- 1.10 Because of the danger the tree poses to the village hall, the village hall may have to close and thereby removing a village amenity.

Summary of Support Letters

- 1.11 I have the pleasure of looking at this tree and would miss it if it was cut down. Could be it be pruned instead?

- 1.12 I love the tree! It's majestic and a teller of the seasons. If it's "safe" (well as it can be...) it seems a massive over reaction to fell it. I'm assuming as a provisional TPO has been placed on it can't be "unsafe".
- 1.13 I personally think it will be a great loss to the overall view of that particular area. It's an old and majestic tree and takes the eye away from the rather unattractive frontage of the parish hall. A new tree would obviously take years to establish. As a Twyford parishioner I share your view that this Beech is a significant tree which contributes to the amenity and character of the local area.

Arboricultural Officer's Response:

- 1.14 The Beech tree is a large mature tree that is located to the front of the Parish Hall which is situated centrally in the village of Twyford, near Winchester. To the east of the tree is public car parking for the village hall, Doctors Surgery and Scout Hut with distant views of the tree from Hazeley Road and the surrounding countryside. To the west of the tree is the B3335 of which is a high usage main highway through the village.
- 1.15 The tree is a significant feature in the local landscape as it can be seen in the public realm from all four cardinal points of the compass giving the tree high amenity value. Full views of the tree are obtained from the B3335.
- 1.16 The tree is of reasonable health with an even distribution of active twig and bud formation throughout the canopy, demonstrating that the tree has sufficient energy levels to continue its biological functions for many years to come. At the time of inspection no obvious fungal decay pathogens were noted.
- 1.17 It is estimated that the tree is approximately 140 years old. Many Beech trees live in excess of 250 years.
- 1.18 Due to poor historic pruning practices the tree has produced reaction growth(wood that forms in place of normal wood as a response to gravity) which is evident by the new growth that formed in the lower canopy on the secondary limbs and thereby affirming that the tree has sufficient energy levels to survive.
- 1.19 There is some evidence in the upper distal parts of the crown that there is some limited decline in the health of the tree. This is due in my opinion to car parking under the tree and causing feeder root damage.
- 1.20 A tree report was produced by a local Arboricultural consultant following a tree inspection on 3<sup>rd</sup> February 2014 which noted the decline. The report recommended that de-compaction of the soil should be undertaken and an engineering solution installed to prevent further

root damage to the tree. The de-compaction of the soil would provide ideal conditions for production of new tree root growth. Despite the recommendations of the 2014 tree report, vehicles continued to park on the area immediately under the Beech tree until the trustees of the Parish hall cordoned off the area in September 2015, following James Pipers and Martin Steele's report.

- 1.21 The James Piper report that is attached to the notification indicated that one of the reasons for felling the tree was because of an unknown phenomenon of summer branch drop. There is no supporting evidence to suggest that this tree has a history of summer branch drop or is prone to it.
- 1.22 The report gives further reasons to fell the tree, because there is a small black exudate noted on the south side of the tree and a high number of drawing pins stuck in the tree's bark layer.
- 1.23 A black exudate may be an indication root dysfunction, but the area of bark affected is minor compared to the size of the tree's root buttress and plate area.
- 1.24 A site meeting was held at the Parish Hall on 9<sup>th</sup> November 2015. The meeting was attended by the WCC Principal Tree Officer, a WCC appointed tree consultant, a representative of the Parish Hall and Councillor Humby. It was decided at this meeting to appoint a new independent Arboricultural consultant to reassess the tree and carry out a climbing inspection.
- 1.25 A further site meeting took place 22<sup>nd</sup> January where the newly appointed Arboricultural consultant carried out a visual tree assessment (VTA).
- 1.26 The conclusions of the VTA are that it is not required to fell the tree on Health and Safety grounds and some reduction of the long lever branches that extend over the Parish Hall, B3335 and adjacent dwellings may be reduced by tip pruning, plus the removal of deadwood. This work will not have a long term detrimental affect on the trees health or its amenity value. In addition it was concluded that the exudate and drawing pins are insignificant in terms of the trees health.
- 1.27 Recommendations were also given as to the future tree management by use of engineering solutions for disabled parking and access to the Parish Hall, reducing the car parking area and leaving an area to soil and mulch for the tree. It was also recommended that the tree is inspected every 3 years.
- 1.28 A second tree report to confirm the VTA and second climbing inspection with recommendations is being written by The Trustees of the Village Halls newly appointed Arboricultural Consultant

- 1.29 The James Piper report did not give sufficient justification to fell the Beech tree. When considering works to protected trees, the Secretary of State's view is that, in general terms, the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger are the reasons needed before consent is granted
- 1.30 The grounds for making the TPO are therefore in accordance with established guidance, for a significant tree that contributes to local amenity.
- 1.31 A Tree Evaluation Method For Preservation Orders ( TEMPO) has given the tree a score of 15 which categorises the TPO as defensible.

#### OTHER CONSIDERATIONS:

2. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

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

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:

Tree Preservation Order 21549 - Land At TWYFORD PARISH HALL TWYFORD. Winchester District Local Plan Review (July 2006)

Winchester District Local Plan Part 1 (March 2013)

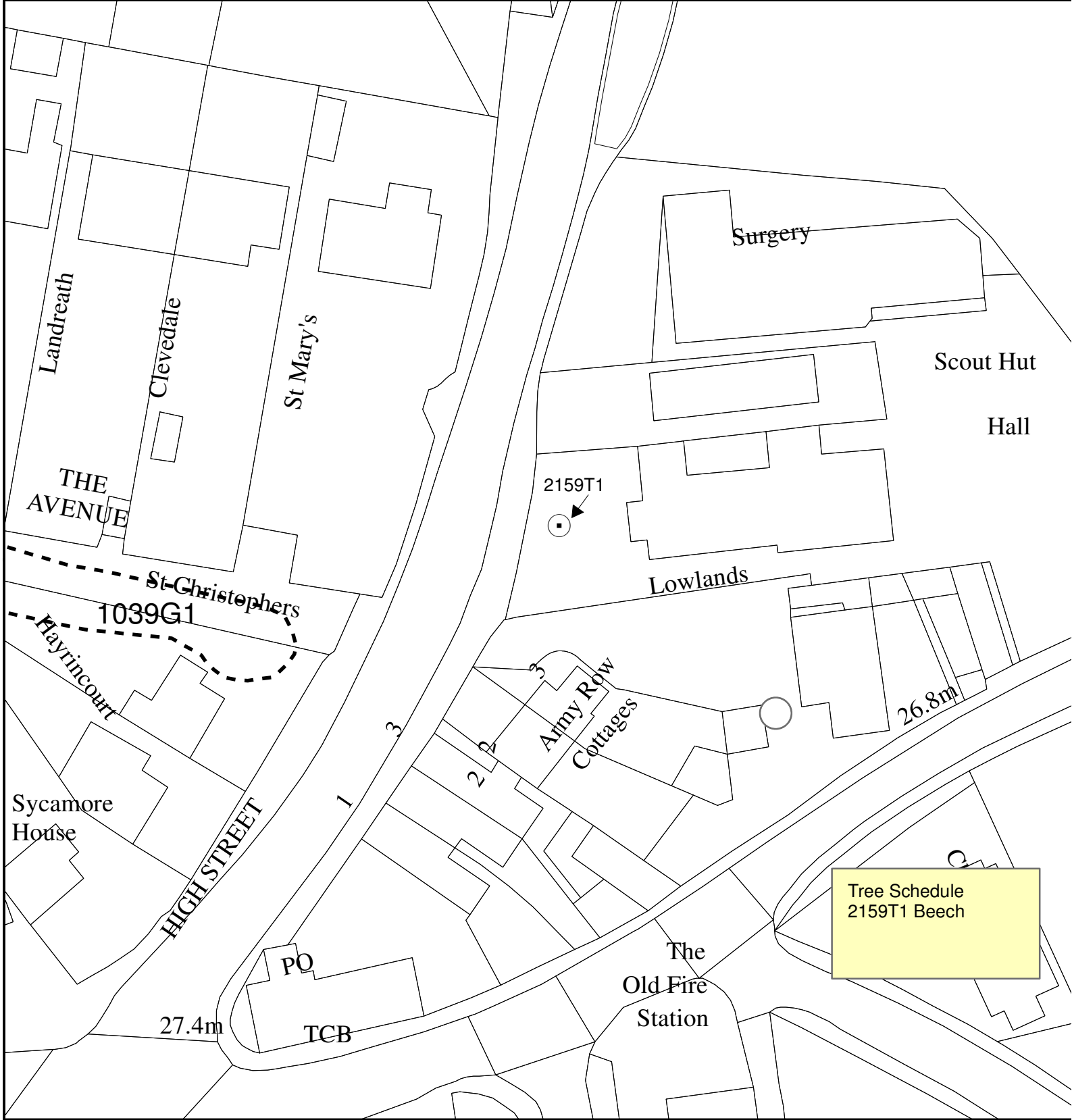
Winchester District Local Plan Part 2 Development Management and site Allocations.

Planning Practice Guidance - Tree Preservation Orders and trees in conservation areas.

TEMPO.

#### APPENDICES:

Map.



A1 Area

G1 Group

W1 Woodland

T1 Tree

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

Tree Preservation Order No. 2159

Location: Land at Twyford Parish Hall,  
Hazeley Rd, Twyford

Date :26 October 2015



**Winchester**  
City Council

Director of Operations  
Winchester City Council  
POBox 497, City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9DD

Telephone 01962 840 222  
Fax 01962 841 365