

PLANNING DEVELOPMENT CONTROL COMMITTEE

31 March 2011

CONFIRMATION OF TREE PRESERVATION ORDER 2016 – THE CROSS,
CHURCH LANE, WEST MEON

REPORT OF THE HEAD OF LANDSCAPE AND OPEN SPACES

Contact Officer : Andrew Giles (Tel 01962 848 428) agiles@winchester.gov.uk

RECENT REFERENCES

None

EXECUTIVE SUMMARY:

To consider the confirmation of Tree Preservation Order 2016, to which two objections have been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2016 be confirmed.

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DETAIL:

1. TPO 2016 – The Cross, Church Lane West Meon
- 1.1 Winchester City Council received a tree works notification from West Meon Parish Council under the West Meon Conservation Area to fell this Holm Oak (*Quercus ilex*).
- 1.2 The arboricultural officer attended the site to assess the tree and considered that, due to its high visual amenity, the tree satisfied the criteria for a Tree Preservation Order (TPO) to be made.
- 1.3 A TPO was therefore made on 7 October 2010.
- 1.4 The grounds for making the order were that this is: *“A significant tree that contributes to the visual amenity of the area.”*

Formal Objections

- 1.5 Two letters of objections have been received from the adjacent land owners:
- 1.6 These objections are summarised as:
 - Since first occupying this property 16 years ago, the Holm Oak has more than doubled in size and now significantly restricts the light to the eastern half of the objector’s property throughout the year.
 - The objector requested that the tree be trimmed back to the size it was 16 years ago.
 - The objector also commented that in the latest copy of the parish news it has a photograph of "The Cross" in the 1950's where it was free of trees, opening up the centre the village in terms of the vista provided by the listed thatched cottages for visitors to West Meon and passing cars alike.
 - The objector explained that, along with the owners of the adjacent Cottage, they were very concerned that if left unchecked to grow further this tree would become increasingly difficult to manage and maintain.

- The roof has had to be rethatched and the thatcher indicated it was the build up of leaves on the roof of the property has caused deterioration.
- Blocked drains from the build up of leaves.
- Constantly having to sweep the back garden and patio.
- Do not agree that it adds aesthetic value to the area and it is an unattractive tree.

Support for the TPO

1.7 Correspondence has been received from seven people in support of the Tree Preservation Order being served; the main points from which are recorded below.

- It forms a valuable part of the street scene and contributes greatly to the character of this area in the centre of the village.
- It is in good condition and healthy and one of very few trees in the village centre.
- No reason for the tree to be felled as it breaks up what is a densely developed area adjacent the main road.
- It greatly adds to the appeal of the Conservation Area.
- The glossy evergreen foliage acts as a backdrop for the monument on the site.
- Removal of this tree would appear to be a piece of wanton destruction.
- Tree makes a valuable asset to the village and should not be discarded lightly.
- No reasons given for the removal of the tree.
- Tree is of a healthy and appropriate size for the location.
- Sad to lose a significant feature.
- The tree is in a healthy condition, offering amenity value to local residents and goes some way to reducing noise pollution caused by the proximity of the A32.
- The tree presents no apparent danger to cars, people or property.
- A strong objection to the removal or substantial lopping of this tree, which, the supporter of the TPO stated forms a valuable asset within the centre of the village and provides a wonderful vista, against the backdrop of a cluster of buildings in the centre of the village.

Officer Comments

- 1.8 The tree has been assessed using the Tree Evaluation Method for Tree Preservation Orders (TEMPO) and the visual observations of the arboricultural officer. TEMPO is a nationally recognised tool for assessing trees for suitability for TPO and is recommended for use by the Winchester City Council Tree Strategy – consultation draft. It is based on five factors: Amenity assessment, Retention Span, Relative public visibility and suitability for TPO, other factors and expediency assessment.
- 1.9 The tree scored highly given its condition and suitability, retention span, public visibility and expediency assessment and on the decision guide under part 3 of the assessment it states for the score it received of 22/25: ‘Definitely merits a TPO.’
- 1.10 In response to the objections, the Arboricultural Officer has observed that:
- This is a significant tree in the triangular piece of land in full view from Church Lane and adjacent roads in the area, the applicant wanted to fell the tree, there was no supporting information supplied at the time (though this is not required under the CA notification) it would have been helpful to support the case.
 - Cutting back the tree to what it was like 16 years ago is not feasible as this would create too many large pruning wounds which would be sites for pathogens and physiological dysfunction.
 - In general terms, making a Tree Preservation Order does not prevent works being carried out to a tree – it provides a mechanism for controlling future works, preventing it being felled and securing a replacement should felling be necessary.
 - In the West Meon Design Statement it states:

“The Cross in the centre of the village is viewed by many as its focal point. Though small, it provides an open space, almost a village green, within the heart of the village where people can sit and reflect”.

The photograph which accompanies this statement shows clearly the tree in the background.

It continues, “Open spaces provide room for trees, and trees reduce the level of noise from the A32”.

“Existing trees and hedges should be preserved where possible”.
- 1.11 The following comments have been received from Alison Davidson Head of Historic Environment at Winchester City Council:
- “The tree in question stands on a small triangle of green space which contains a listed memorial to a local doctor. The location of the triangle of

green is directly to the north of the on-coming traffic travelling northwards through the village on the A32. As such it is very conspicuous. The tree is of middle age for the species and by no means as large as it is likely to ultimately grow. Nevertheless, it would appear that it has been crown lifted in the past to clear the lower branches from the adjacent footpath and railings, and I don't see why this practice should not be repeated in the future should it be necessary.

The tree has a fairly dense canopy and is evergreen and thus affords year round coverage and acts as a visual backdrop to the road as it bends eastwards at this point. Its removal would open up the view towards the listed thatched house behind called The Cross. This might be considered beneficial but I would suspect that the protection the tree gives to The Cross from the glare of oncoming vehicles travelling northwards would outweigh the potential benefits.

In that the tree is in reasonably good condition, and makes a positive contribution to the conservation area, I would support the case for confirming this tree preservation order”.

- 1.12 The Arboricultural Officer has met with the applicant (chairman of the Parish Council) and discussed appropriate works to the tree. These are to crown lift the canopy to allow light underneath, cut back from the adjacent property to allow increased airflow. The Arboricultural Officer has offered to provide guidance on submitting a formal application for works to the TPO tree if required.

OTHER CONSIDERATIONS:

2. 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.

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 2016 – The Cross, Church Lane West Meon

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

Tree Evaluation Method for Preservation Orders (TEMPO)

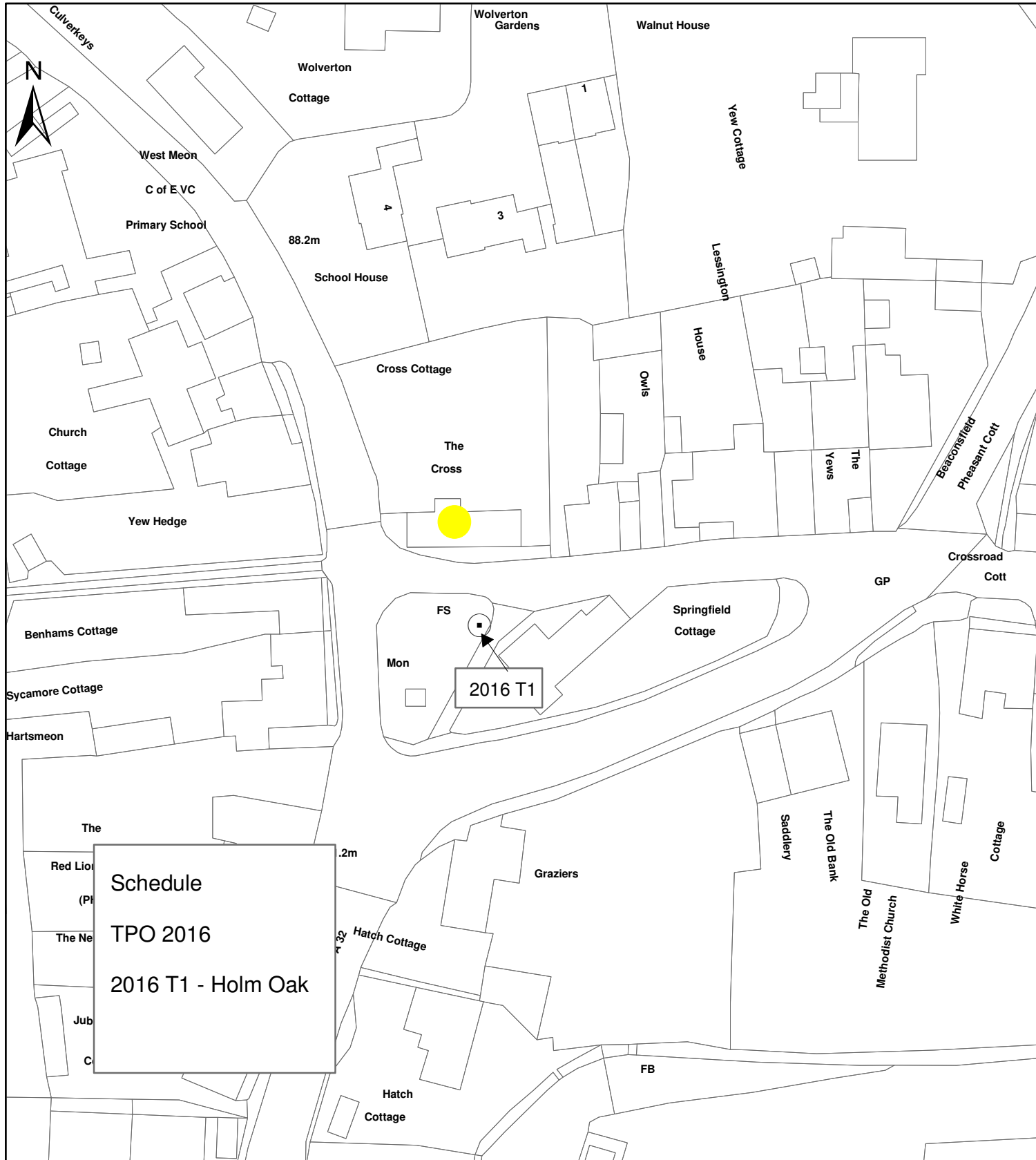
Tree Preservation Orders: a guide to the law and good practice

Winchester District Local Plan Review (July 2006)

West Meon Village Design Statement

APPENDICES:

Map



Area

Group

Woodland

Tree

TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2016

Location: **The Cross**
Church Lane
West Meon

OS Grid: 6424 Scale: 1:750@ A4 Date: 04/10/2010



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