

PLANNING DEVELOPMENT CONTROL COMMITTEE

31 March 2011

CONFIRMATION OF TREE PRESERVATION ORDER 2015 – SUNCROFT,
LOWER ROAD, SOUTH WONSTON, WINCHESTER

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 2015, to which one objection has been raised.

RECOMMENDATION:

That, having taken into consideration the representations received, Tree Preservation Order 2015 be confirmed.

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South Wonston Winchester

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DETAIL:

1. TPO 2015 - Suncroft Lower Road South Wonston Winchester
- 1.1 Winchester City Council had been approached about a potential development on the site.
- 1.2 The Arboricultural Officer attended site to assess the trees and determined:
 - That the trees provided significant visual amenity; and
 - That the removal of the trees or undertaking of works may result in unnecessary and avoidable damage to the trees and amenity
- 1.3 Thus, the criteria for a Tree Preservation Order was met and a TPO was made on 24 September 2010.
- 1.4 The grounds for making the order were that these were: *"Significant trees that contributes to the visual amenity of the area."*

Formal Objection

- 1.5 An objection has been received on behalf of the land owner
- 1.6 The objection stated, in summary:
 - Object on the grounds of victimisation and that the trees do not warrant a Tree Preservation Order being placed on the property.
 - The Council's letter refers to the likelihood of a planning application being made but, if so, why was there never a TPO placed on the property in 1991 and 2001 when planning applications for a house were submitted.
 - The belief that the TPO was not served properly.

Officer Comments

- 1.7 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 5 factors:

amenity assessment, retention span, relative public visibility and suitability for TPO, other factors and expediency assessment.

1.8 The trees scored well given their 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 11/25 'TPO Defensible'.

1.9 In response to the objection, the Arboricultural Officer has observed that:

- These are significant trees in full view from a public open space at Pine Close and Lower Road Track, which is a well-used Restricted Bridleway.

Any potential future development of this site would require an arboricultural impact assessment and method statement in accordance with BS5837:2005.

- With regard to the concerns that a TPO was not made when previous applications were submitted, this has no bearing on the current situation. The need for a TPO is considered on a case by case basis at the time it is made.

- In the South Wonston Village Plan it states:

Under section 9.5. Features to be preserved 73% of the people surveyed wanted Trees and Hedges protected

- Officers are satisfied that the TPO was properly served

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 2015 - Suncroft Lower Road South Wonston Winchester

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

Tree Evaluation Method for Preservation Orders (TEMPO)

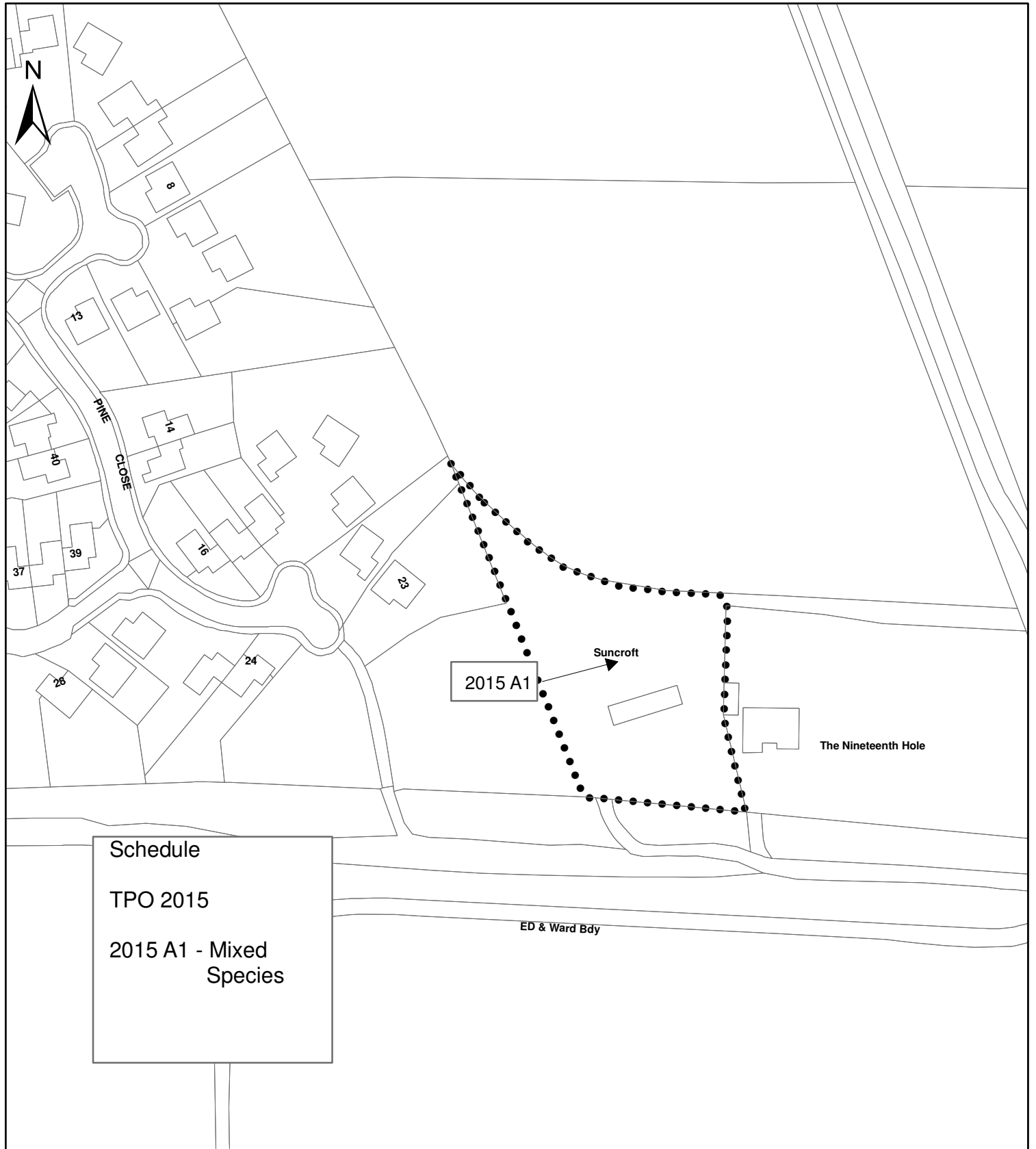
Tree Preservation Orders: a guide to the law and good practice

Winchester District Local Plan Review (July 2006)

South Wonston Village Plan 2008

APPENDICES:

Map



⋯ A1 ⋯ Area

⌈ G1 ⌋ Group

W1 Woodland

T1 Tree

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198 - 201

Tree Preservation Order No. 2015

Location: **Suncroft**
Lower Road
South Wonston
Winchester, Hampshire
SO21 3HR

OS Grid: 4735 Scale: 1:1250@ A4 Date: 23/09/2010

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