

PLANNING DEVELOPMENT CONTROL COMMITTEE

25 August 2011

CONFIRMATION OF TREE PRESERVATION ORDER 2033, LAND AT 37 QUEENS ROAD WINCHESTER OTHERWISE KNOWN AS THE AMBULANCE STATION

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 2033 to which one letter of objection has been received.

RECOMMENDATION:

That Tree Preservation Order 2033 is confirmed without modifications.

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DETAIL:

1. This matter comes to committee because the Council has received a letter of objection to the Tree Preservation Order 2033.
 - 1.1 Winchester Council has received a planning application to build new homes at this site. Prior to the application being submitted a large number of trees growing on the site were felled in order to facilitate the building of the proposed new homes.
 - 1.2 In order to prevent any further felling of trees at this site, Tree Preservation Order 2033 was made and served on 9 March 2011. Unless confirmed it will lapse on 8 September 2011.
 - 1.3 Given that the trees are visible from the Romsey Road and Queens Road, the trees are considered to have high amenity value.
 - 1.4 Good practice guidance issued in the document 'Tree Preservation Orders: A Guide to the Law and Good Practice' states that:

'LPAs should be able to show that a reasonable degree of public benefit would accrue before TPOs are made or confirmed. The trees or at least part of them, should therefore normally be visible from a public place, such as a road or footpath'
2. Summary of Formal Objection
 - 2.1 There has been a formal objection to the reason for the TPO. The Objector disputes that 'these are significant trees that contribute to the character and amenity of the area'.
3. Arboricultural Officer's Response
 - 3.1 The trees remain under threat arising from proposed development in the vicinity,
 - 3.2 The grounds for making the TPO are correct and in accordance with established guidance. The trees are significant and contribute to the amenity and character of the area.

OTHER CONSIDERATIONS:4. SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS
(RELEVANCE TO):

Confirmation of this Tree Preservation will contribute to the High Quality Environment outcome of the Sustainable 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

There are no Risks to the Council. .

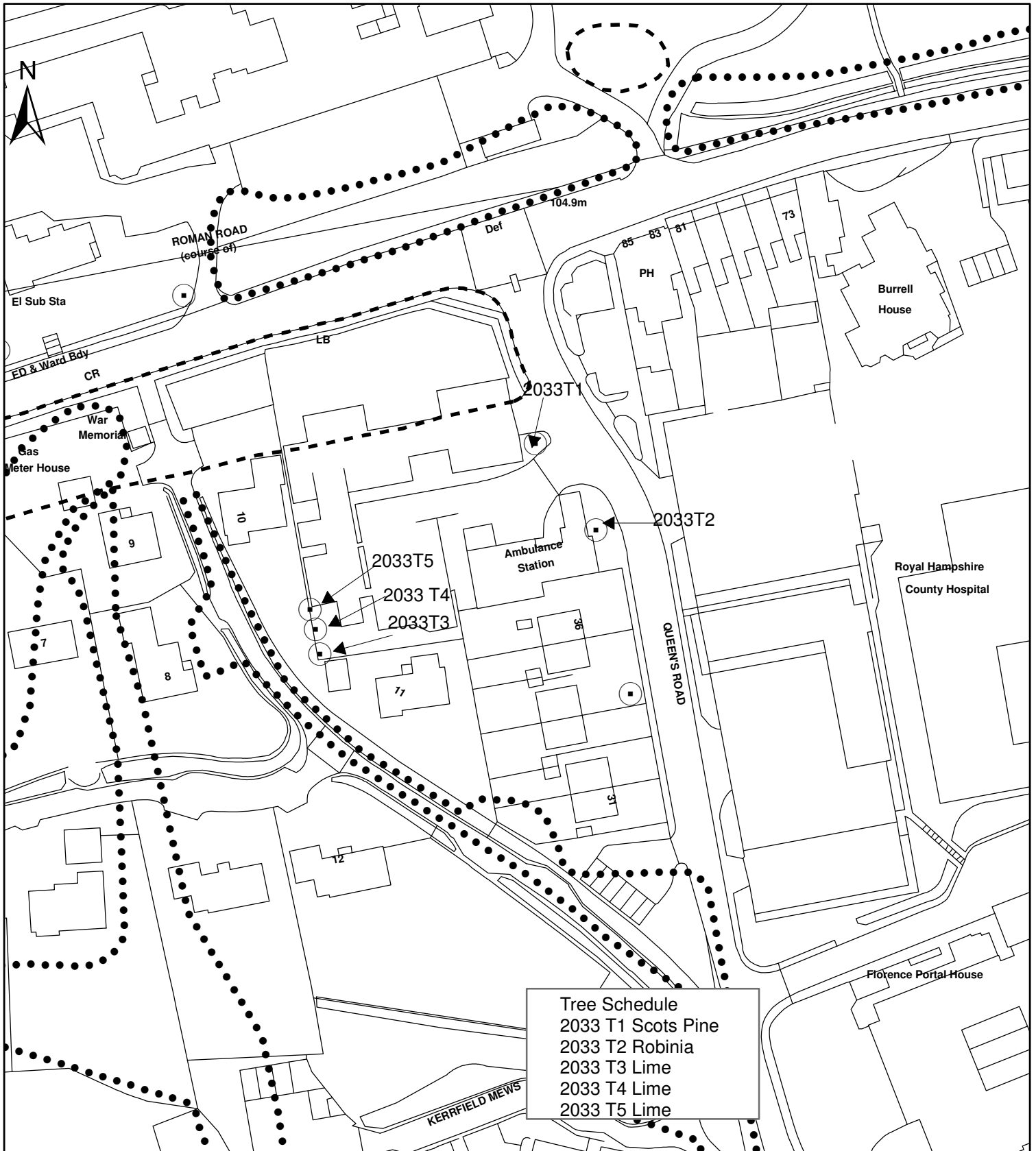
BACKGROUND DOCUMENTS:

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

Tree Preservation Orders: A Guide to the Law and Good Practice

APPENDICES:

Map



Tree Schedule
 2033 T1 Scots Pine
 2033 T2 Robinia
 2033 T3 Lime
 2033 T4 Lime
 2033 T5 Lime

⋯ A1 ⋯ Area

⋯ G1 ⋯ Group

W1 Woodland

T1 (circle with square) Tree

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198 - 201

Tree Preservation Order No 2033

Location: **Land at 37 Queens RD**
Winchester
Hants

OS Grid: 4630 Scale: 7:50 @ A4 Date: 3/3/11



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 City Council

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