

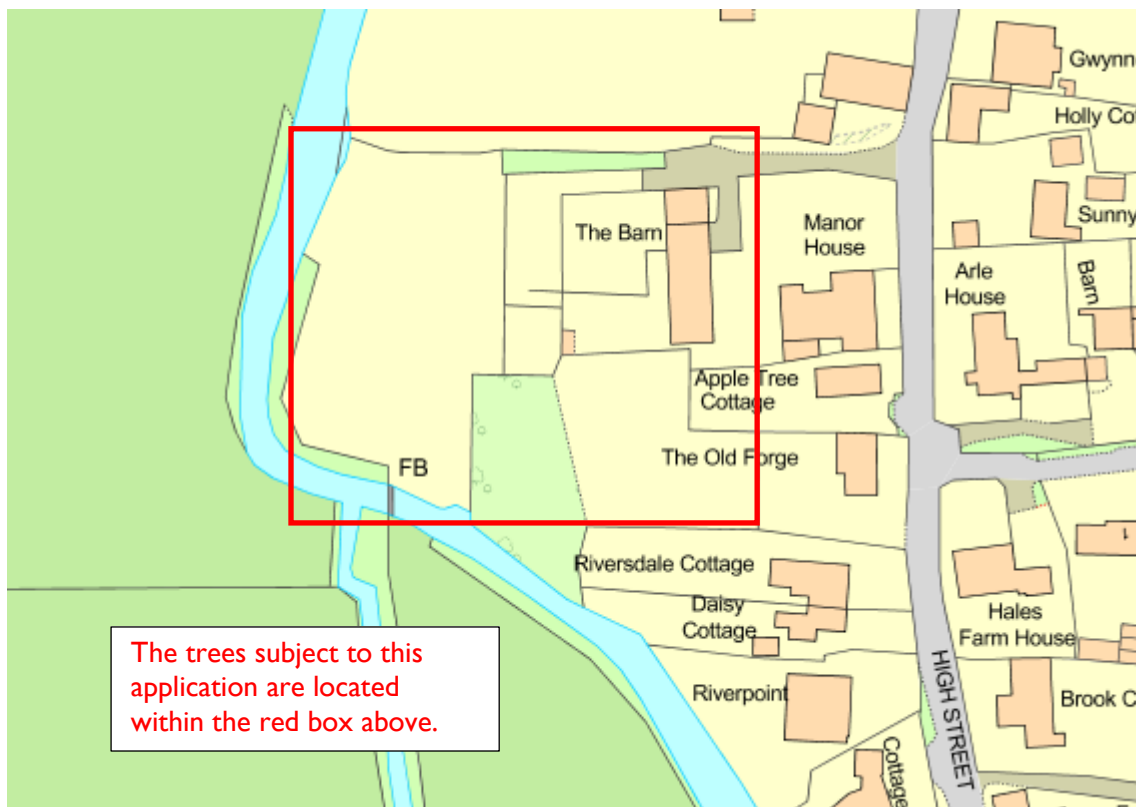
Report to **Planning Committee**
Date **21 January 2021**
By **Ivan Gurdler**
Local Authority **Winchester City Council**
Application Number **SDNP/20/05327/TCA**
Applicant **Mr and Mrs Hugh and Natalie Lumby**

Application Proposal Tree works taken directly from the tree survey schedule.

T1 Box Elder, Crown lift from roofline to provide 2.0m clearance
T2 Box Elder, Fell to ground level
T3 Dead tree, Fell to ground level
T4 Yew, Remove Elder and Birch to south east of yew
T5 Apple, Remove to provide space for vegetable plot
T6 Domestic Plum, Remove to provide space for vegetable plot
T7 Yew, Remove Elder under crown, Crown lift to provide 2.5m ground level clearance and lift off wall to match visual aspect of T4, Remove climbing plant and brambles
T8 Apple, Reduce by approximately 3m to bring back into management for fruit production
T9 Apple x2, Reduce by approximately 3m to bring back into management for fruit production, Sever ivy
T10 Tulip Tree, Crown lift to provide 6m ground level clearance to allow light beneath crown
T11 Birch, Remove to provide space for Apple orchard planting
T12 Manna Ash, Crown lift to provide 6m ground level clearance
T13 Cherry, Remove to provide space for Apple orchard planting
T15 Weeping Ash, Fell to ground level
T18 Wild Cherry, Fell to ground level
T20 Dead Tree, Fell to ground level
T21 Purple Beech, Crown lift to provide 5m ground level clearance
T22 Purple Beech, Crown lift to provide 5m ground level clearance and lift branches off roof including large upswept branch on south east side of trunk
T24 Apple, Prune on south side to provide 1.5m separation of branch tips to roofline
Grp I Mixed Species, Remove deadwood, Remove lowest limb towards eastern end of group to remove dominance over neighbouring garden
H1 Yew, Reduce in height by approximately 3m from highest tree to create a uniform height Clip/reduce sides back by 1-2m to encourage more formal hedge appearance, then clip and maintain as hedge

Address **Manor House**
High Street
Meonstoke
SO32 3NH

Recommendation: That No Objection is raised to the application for the reasons set out in paragraph 10 of this report.



General Comments.

This application comes to committee as the applicant is a ward member for the Upper Meon Valley ward within the Winchester district. The applicant is required to obtain prior permission from the Local Planning Authority at Winchester City Council before carrying out the proposed tree works.

1. Site Description

The trees that are subject to this application are located within the red box drawn on the above map. The trees are protected within the Meonstoke Conservation area.

2. Proposal

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T2 Box Elder, Fell to ground level
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T5 Apple, Remove to provide space for vegetable plot
T6 Domestic Plum, Remove to provide space for vegetable plot
T7 Yew, Remove Elder under crown, Crown lift to provide 2.5m ground level clearance and lift off wall to match visual aspect of T4, Remove climbing plant and brambles
T8 Apple, Reduce by approximately 3m to bring back into management for fruit production
T9 Apple x2, Reduce by approximately 3m to bring back into management for fruit production, Sever ivy
T10 Tulip Tree, Crown lift to provide 6m ground level clearance to allow light beneath crown
T11 Birch, Remove to provide space for Apple orchard planting
T12 Manna Ash, Crown lift to provide 6m ground level clearance
T13 Cherry, Remove to provide space for Apple orchard planting
T15 Weeping Ash, Fell to ground level
T18 Wild Cherry, Fell to ground level
T20 Dead Tree, Fell to ground level
T21 Purple Beech, Crown lift to provide 5m ground level clearance
T22 Purple Beech, Crown lift to provide 5m ground level clearance and lift branches off roof including large upswept branch on south east side of trunk
T24 Apple, Prune on south side to provide 1.5m separation of branch tips to roofline
Grp 1 Mixed Species, Remove deadwood, Remove lowest limb towards eastern end of group to remove dominance over neighbouring garden
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3. Relevant Planning History

None

4. Consultations

Parish Council Consultee
None have been received

5. Representations

None have been received

6. Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- None

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7. Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

Not applicable as this application is for works to trees that are located within a conservation area.

The following policies of the **South Downs Local Plan** are relevant to this application:

SD4 -Landscape Character
SD11- Trees, woodland & Hedgerows

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

8. Planning Assessment

T1 Box Elder, Crown lift from roofline to provide 2.0m clearance

The lower branches of this tree are interfering with roof fabric of the adjacent property called The Barn. If the branches of this tree are not reduced they will cause structural damage to the roof of the dwelling.

T2 Box Elder, Fell to ground level

This tree was historically a multi stem tree. The tree has suffered stem failure that has left a large rip out wound on the side of the tree that has now decayed. The remaining part of the tree is now at risk of failure that will cause structural damage to The Barn.

T3 Dead tree, Fell to ground level

T4 Yew, Remove Elder and Birch to south east of Yew

The Yew is a mature tree of reasonable health and vitality. The Elder and Birch are small self-seeded specimens that are growing up through the canopy of the Yew. The proposed removal of the Elder and Birch will create space for future development of the Yew. The proposal is in accordance with good Arboricultural practices.

T5 Apple, Remove to provide space for vegetable plot

T5 is a small insignificant tree of poor health and form that is not worthy of protection from a TPO

T6 Domestic Plum, Remove to provide space for vegetable plot

T6 is a small insignificant tree of poor health and form that is not worthy of protection from a TPO

T7 Yew, Remove Elder under crown, Crown lift to provide 2.5m ground level clearance and lift off wall to match visual aspect of T4, Remove climbing plant and brambles

T7 Yew. Is a mature tree that is of reasonable health and vitality. The tree has low branches that prevents the owner from accessing the base of the tree to fully clear the brambles and climbing plants that has colonised the tree. The proposed removal of the Elder will create space for the Yew to fully mature. The proposed crown lift to T7 will not have a detrimental impact on the health of the tree.

T8 Apple, Reduce by approximately 3m to bring back into management for fruit production

The proposal is in accordance with good Horticultural practices for fruit production. The tree is of good health and vitality so the proposal will not have a detrimental impact on its health.

T9 Apple x2, Reduce by approximately 3m to bring back into management for fruit production, Sever ivy

The proposal is in accordance with good Horticultural practices for fruit production. The tree's are of good health and vitality so the proposal will not have a detrimental impact on their health.

T10 Tulip Tree, Crown lift to provide 6m ground level clearance to allow light beneath crown

T10 is a large mature tree of good health and vitality. The lower branches of the tree prevents the owner's full use of their garden. The proposal is minor tree works that will not have a detrimental impact on the health of the tree.

T11 Birch, Remove to provide space for Apple orchard planting

T11 is a semi mature tree of reasonable health and vitality. Due to the location of the tree and its low visual public amenity value the tree does not meet the necessary criteria for protection from a TPO. The proposed removal of the tree will not have a detrimental impact on the setting of the conservation area.

T12 Manna Ash, Crown lift to provide 6m ground level clearance

T12 is a large mature tree of good health and vitality. The lower branches of the tree prevents the owner's full use of their garden. The proposal is minor tree works that will not have a detrimental impact on the health of the tree.

T13 Cherry, Remove to provide space for Apple orchard planting

T13 is a mature tree of reasonable health and vitality, but poor structural condition. Due to the location of the tree and its low visual public amenity value the tree does not meet the necessary criteria for protection from a TPO. The proposed removal of the tree will not have a detrimental impact on the setting of the conservation area

T15 Weeping Ash, Fell to ground level

T15 is a poor example of its species. The tree is poor health and vitality with poor form. The tree has major deadwood scattered through its crown. Due to the trees low visual public amenity value and poor health the tree does not meet the necessary criteria for protection from a TPO.

T18 Wild Cherry, Fell to ground level

T18 is a mature tree of reasonable health and vitality, but poor structural condition with major structural defects. Due to the location of the tree and its low visual public amenity value the tree does not meet the necessary criteria for protection from a TPO. The proposed removal of the tree will not have a detrimental impact on the setting of the conservation area

T20 Dead Tree, Fell to ground level

T21 Purple Beech, Crown lift to provide 5m ground level clearance

T22 Purple Beech, Crown lift to provide 5m ground level clearance and lift branches off roof including large upswept branch on south east side of trunk

T21 & T22 are large mature trees that are located to the rear of The Barn. They are both of good health and vitality. The lower canopy of T22 is interfering with the ridge line of the roof to The Barn. The proposal to crown lift the trees and remove the upswept branch to the east side of T22 Trunk will abate any future damage to the roof of The Barn. The proposal will not have a detrimental impact on the health of both trees.

T24 Apple, Prune on south side to provide 1.5m separation of branch tips to roofline

T24 is of reasonable health and vitality. The proposal is minor tree works that will not have a detrimental impact on its health.

Grp I Mixed Species, Remove deadwood, Remove lowest limb towards eastern end of group to remove dominance over neighbouring garden

Grp I is a linear group of mature Beech Trees growing on the Northern Boundary of the property. The canopy of the tree group is distorted due to the trees growing in close proximity to each other. The group of trees health is fair with fair vitality. The proposed removal of deadwood and 1 low branch will not have a detrimental impact on the health of the trees.

H1 Yew, Reduce in height by approximately 3m from highest tree to create a uniform height Clip/reduce sides back by 1-2m to encourage more formal hedge appearance, then clip and maintain as hedge

H1 Yew is located on the southern boundary of the property. The cyclic cutting regime of the hedge has lapsed and the hedge has become unmanageable. This line of Yew has been historically managed as a hedge and therefore permission from the LPA is not required to reduce and reshape it.

9. Conclusion

Raise no objection

10. Reason for Recommendation

The proposal is reasonable minor tree works that will not have a detrimental impact on the health of the trees or the setting of the Conservation Area.