

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/02132/FUL
Proposal Description: Subdivision of site, creation of new access and erection of detached two storey dwelling with attached garage (Amended Plans)
Address: Scandia House Southdown Road Shawford SO21 2BY
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr & Mrs Peck
Case Officer: Sean Quigley
Date Valid: 30 September 2020
Recommendation: Application permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice:



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General Comments

This application is being reported to the Committee as the number of public objections to the proposal, which is recommended for approval, exceeds the threshold of 6. The proposal before the committee has been amended from that originally submitted in response to concerns raised regarding the visual impact of the development.

Site Description

The site is located in Southdown, an established residential enclave to the east of Shawford which is characterised by large two-storey detached houses of a variety of ages and architectural styles, set in their own grounds. The area is of low residential density with a wide variety of plot and dwelling sizes. Southdown itself comprises a small number of residential roads mainly to the east of Otterbourne Road. The site extends to 0.53 hectares and is on Southdown Road and is currently occupied by a large detached house towards the rear of the plot. The site is enclosed along the road frontage by vegetation and mature trees and is largely laid to lawn. The surrounding area has a sylvan character with mature trees and vegetation that delineates property boundaries and the roads have open green buffers between the edge of the highway and the front boundary of properties. There are few pedestrian footways and little street lighting.

Proposal

The application is for the subdivision of the existing plot and the erection of a detached 2 storey dwelling with an attached garage on the front part of the site adjoining Southdown Road including the formation of a new access from the road into the new plot.

Relevant Planning History

Permission was granted for the removal of a protected tree on the site boundary with the road, due to the presence of decay fungus. This decision was supported by the Council's Tree Officer (20/02570/TPO).

A planning application relating to the existing dwelling for the erection of garage extension, extension of terrace, changes to apertures and replacement of windows was approved on 5/2/21 (20/02644/HOU).

Consultations

WCC Service Lead – Environment (Trees):

The Council's Tree Officer's initial comment indicated that because insufficient information relating to the impact of the development on the trees on the site meant that the proposal could not be properly assessed and should therefore be refused. However, the subsequent submission of detailed reports and other information by the applicant's tree advisor, and ongoing liaison between the applicant and the Council's Tree officer has resulted in the Council's Tree Officer withdrawing his objection to the application.

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WCC Service Lead – Environment (Drainage):

Drainage Engineer: Commented that site is within Flood Zone 1 and is at very low risk of surface water flooding; that the geology is chalk overlain by clay with flints; that a foul sewer is available for foul drainage: that soakaways and permeable hard standings should be investigated for surface water drainage: that infiltration testing is required; and that any permission should be conditioned to require the submission to and approval by the local authority of the details of the disposal of foul and surface water before the commencement of the development.

Hampshire County Council – Highways

No objection to the application and no highways conditions necessary.

Natural England

No objection subject to mitigation. Nitrate calculations have been submitted and reviewed by Natural England. It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Representations;

31 letters received objecting to the application for the following reasons;

- the proposal is contrary to policies DM15 in that it does not respect the qualities, features and characteristics that contribute to the distinctiveness of the local area; does not conserve or enhance the key characteristics of the area including trees, hedgerows, water features and corridors which contribute to local distinctiveness.
- the development is in front of the established building line and will set a precedent for this type of development to the detriment of the character of the area
- the proposal is contrary to policies DM16 in that does not respond positively to the existing character of the area in terms of its design, scale and layout and will increase traffic and noise
- the proposal is contrary to DM17 in that it would have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing
- whilst selective parts of the NPPF are called in aid of the development, other parts do not support the development (ie preserving existing character)
- the development is contrary to the High Quality Places SDP which seeks to ensure that new development does not have a detrimental impact on adjoining land, in particular neighbouring residential properties, including the overlooking of important areas which contribute to the amenity of neighbouring properties such as gardens or habitable rooms.
- the proposal for another driveway will necessitate the removal of one or more mature trees

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- the Planning Statement states that houses to the west of Southdown Road have "backfill" which may be true. But this is a completely false comparison, as absolutely none of the houses to the east of Southdown Road have any "backfill" nor "forward-fill" and it is on this eastern side of the road to which the planning application refers to allow "forward-fill"
- the development will be "tandem" not linear and therefore out of character
- contrary to the village design statement
- the proposed materials are not in keeping with the surrounding area
- the development will cause harm to the ecological value of the site/area, including through the loss of trees
- the development will impact the nearby National Park
- the proposal is not a strategic response to the NPPF
- the proposal damages the key features of the Southdown area which are; large houses in large gardens, linear relationship between housing, particularly strong sylvan environment
- in relation to the amended design, the replanting mature trees with new specimens, however large, will not compensate for the destruction of the large forest trees required
- the amended plans do not deal with any of the previous objections to the development

Reasons aside not material to planning and therefore not addressed in this report

- the development contravenes an existing covenant on the property relating to how close buildings are to the road.
- if the development goes ahead, the existing verges should be protected
- the proposed house will not be affordable
- the proposed garage is in effect a house and could be easily converted into such in future
- access to the garage by two cars would be difficult if not impossible

Relevant Planning Policy:

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Winchester Local Plan Part 1 – Joint Core Strategy
Policies DS1 and CP13

Winchester Local Plan Part 2 - Development Management and Site Allocations
DM15, DM16, DM17 and DM18 of Local Plan Part 2 (2017).

Other

Compton and Shawford Village Design Statement 2011
High Quality Places - SPD (2015).

National Planning Policy Guidance/Statements:

National Planning Policy Framework
Planning Practice Guidance

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Considerations

Principle of development

Planning law requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development site is located within the defined settlement boundary of Southdown where the local plan indicates that development and redevelopment opportunities will be supported in principle. The creation of a new dwelling in this area is therefore acceptable in principle, subject to the proposal being in accordance with other development plan policies and unless material considerations indicate otherwise.

Impact on character of area

Whilst there are a number of material considerations in relation to the assessment of this proposal, the main issues are the impact on the character and appearance of the area. The majority of the objections received refer to the potential detrimental visual impact of the development on the established character of the area and the cumulative impact of similar development in the future.

It is acknowledged that Southdown is a distinct residential area comprising a small number of roads accommodating 100 or so dwellings, nearly all two-storey detached houses in their own grounds, in a variety of architectural styles. The pattern of development in the area, particularly in the vicinity of the application site, is linear, with houses set back from the road, often behind mature hedges and trees which also give it a sylvan character. An intervening grass verge separates property's front boundaries from the road. The character of this part of Southdown Road derives mainly from the existence of large

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detached dwellings in large grounds, and that the houses are set back from the road behind deep front gardens.

Local plan policies, including DM15, DM16 and DM17 require development proposals to respect the characteristics that contribute to the distinctiveness of an area, including the cumulative effects of development. Development proposals should also respond positively to the existing character and appearance of an area in terms of design, scale and layout.

Whilst houses are generally set back some distance from the road (typically 30-40m on the eastern side of Southdown Road, and less on the western side - 15-20m) the set back is not uniform and some houses are much closer to the road than others (down to 10m in the vicinity of the application site). Due to this set back, there is no obvious visible building line as experienced from the road, from where public views are available. Whilst a number of objectors point to the proposed development being ahead or in front of the established building line, this is not evident on the ground. The proposed dwelling and garage will be set back approximately 16m from the road, a similar distance to a number of existing dwellings on this side of Southdown Road (The Tiled House to the north and Stahaken Court to the south for example). Beechwood House, directly opposite the application site is approximately 13m from the road. It is in this context that the potential visual impact of the proposed dwelling and its impact on the character of the area is required to be assessed.

There is no doubt that the proposed dwelling will be seen from the road – however, the question is whether its construction is significantly detrimental to the existing character of the road. Given that some dwellings in this part of Southdown Road are set back a similar distance, and in some cases less than the proposed dwelling, it is not considered that the development will significantly harm the existing character and appearance of the area. In addition, the proposal retains sufficient existing trees on the frontage of the site, and incorporates significant additional planting to soften its visual impact. This will significantly mitigate the visual impact of the development from the road. In conclusion, the proposed development will not cause unacceptable harm to the character of the area.

A number of comments have been received objecting to the proposed materials for the dwelling which will have light coloured rendered elevations under a slate roof in the style of a Georgian Villa. In the absence of an established architectural style in this area, and given that the area has many examples of large houses and outbuildings which incorporate rendered finishes, the proposed design is in keeping with the area. In addition, because the new house will be well set back from the road, its visual impact will be reduced.

The Compton and Shawford Village Design Statement 2011 (CSVDS)

A number of objections to the application contend that the proposal is contrary to the policies of the CSVDS. The parts of the CSVDS cited are summarised below;

- The existing form of linear development (such as that along Compton Street, within Compton Down, Southdown and Shawford) should be maintained.
- All new development should take into account density and plot sizes and should not appear disproportionate to the plot size relative to neighbouring properties. Plots should be adequate in size to retain important trees.

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- Planning applications should show in the accompanying design and access statement how the development will conserve the leafy character of the Parish, which is one of its principal defining characteristics. Trees are essential to the internal character of built development of the Parish and in assimilating the settlements into the wider landscape.

The CSVDS is a material consideration in the assessment of planning applications in the area covered by the statement to which weight is given. Although the CSVDS is a material consideration, the starting point for the consideration of planning applications is the local plan. To some extent, the policies of the CSVDS have been superseded by relevant local plan policies, which statutorily have significant weight having been the subject of public examination. Notwithstanding, the following paragraphs comment on the assessment of the proposal in the context of the CSVDS.

The existing pattern of development - a number of objectors have pointed to the VDS's characterisation of Southdown Road as having a linear form – ie existing houses are aligned parallel to the access roads, and development is one plot deep. Whilst the proposed development would be a form of tandem development resulting in 2 plot depth from the road, because the existing property would be hidden from view, the impression from the road would be that the linear form of development has been preserved. In practice, the “hidden” plot has no meaningful impact. The fact that the new dwelling will be set back from the road a similar distance than nearby existing houses in this part of Southdown Road, means that the existing linear character is preserved.

Density and plot size – the VDS indicates that plot sizes and the corresponding density of development should not appear disproportionate relative to neighbouring properties. Whilst the proposed development would result in 2 smaller plot sizes, and an increase in density as compared with neighbouring properties, it would not be disproportionate in comparison with the Southdown area as a whole. In addition, the impact of this aspect of change would not be perceptible from the road. In this regard the VDS is more prescriptive than the local plan to which greater weight must be accorded.

Conservation of the leafy character of the Parish – the proposed development retains sufficient mature trees which will be enhanced with additional tree and other planting such that the site will continue to contribute to the leafy character of the area as a whole.

Landscape/Trees

As has been noted, the character of this area significantly derives from its sylvan appearance. An area Tree Preservation Order encompasses the trees on the southern boundary of the application site - these will remain within the site of the donor dwelling. In addition, in October 2020, the Council identified 3 individual trees, and a group of trees on the area in front of the proposed house, for protection with Tree Preservation Orders (TPO 2286). These have been registered but not yet confirmed. No objections to the notifications were received with the relevant period. A plan showing and schedule of the locations of the trees affected can be found at Appendix 1 to this report.

The applicant submitted comprehensive information relating to trees during the application process, including a full arboricultural survey and method statement. This information has been reviewed by the council's Tree Officer who has maintained a constructive dialogue with the applicant's specialist tree consultant during the application process. The Tree

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Officer has sanctioned the loss of 3 trees to facilitate the development - one protected tree was found to be fatally diseased and in any event would have been lost.

As a result of the Tree Officer's intervention, the proposed garage has been re-positioned, moving it back into the plot, to take it further away from the remaining trees on the site to preserve their health and longevity. In addition, new semi-mature trees and other vegetation will be planted in front of the new house to mitigate the visual impact of the development and secure the site's contribution to the sylvan appearance of the area in the long term.

Impact on residential amenity

The proposed detached house and garage will occupy an area of what is now open space, albeit a private garden with mature trees and other vegetation. The new buildings will be visible from the properties either side of, and opposite the site, including from habitable rooms on their front elevations and gardens. Whilst this may be perceived by the occupiers of those properties as a detrimental visual impact on their residential amenities, this will not be significant and certainly does not justify the refusal of planning permission. The space between the existing properties, with substantial established planting on their boundaries, means that there will be no issues of overlooking or overbearing of any significance.

Highways/Parking

Adequate parking will be available within the application site for the parking of vehicles and the existing house retains space for sufficient parking. In both cases the parking provided meets the council's current guidance.

Natural England

No objection subject to mitigation. Nitrate calculations have been submitted and reviewed by Natural England. It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Other Matters

Whilst the site has a number of mature trees and established vegetation on its boundaries, it has no particular ecological value. The council's Ecology Officer has raised no objection to the proposed development.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

Conclusion

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Whilst the proposed development will have an impact on the character and appearance of the area, in the context of local plan policies which seek to protect and preserve the character of Southdown as identified in the CSVDS, the extent of any detriment needs to be assessed. Although the proposed house will occupy what was previously private open space, bringing development closer to the road than that which previously existed, the impact on the character of the area will not be so significant as to justify the refusal of planning permission. The impact of the development will be significantly mitigated with the retention of mature trees on the front of the site, and supplemented with additional planting. Whilst the new dwelling will be in front of the ahead building line of the immediately neighbouring properties, it corresponds with that existing in the wider area. The resulting decrease in plot size and increase in density will not be meaningfully perceptible from the road, which will retain its essential character.

Finally, a number of objectors have highlighted the issue or precedent - that if allowed, the proposed development will result in similar development in the area, to the detriment of its character. However, planning law requires each application to be determined on its merits, and should subsequent proposals be submitted, each will be assessed in the context of the local plan and other material considerations, including the cumulative impact of development which is included in LPP2 Policy DM15.

Recommendation

Approve, subject to the following condition(s):

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified in Section 5 of the submitted application form.

Reason: In the interests of the visual amenities of the area

03 The development hereby approved shall be constructed in accordance with the following plans:

Site Plan - P19121- RFT – 00 – XX – DR – A – 0100
Ground Floor Plan - P19121 - RFT – 01 – GF – DR – A – 0100
First Floor Plan - P19121- RFT – 01 – 01 – DR – A – 0200
Elevations - P19121- RFT – 00 – ZZ – DR – A – 0300

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

04 No development shall take place until details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial

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completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- details of all trees, hedges and other planting to be retained
- planting plans
- written specifications and schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme

All soft landscape works shall be carried out in accordance with the approved details.

The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04. Reason: In the interests of the amenities of the locality

05 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and at the first floor as a study, and shall not, at any time, be used for business, commercial or industrial purposes.

Reason: In the interest of the amenities of the locality

06. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.

06. Reason: To ensure satisfactory provision of foul and surface water drainage

07. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet Code 4 or equivalent standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

07. Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

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08. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 or equivalent standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

08. Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

09. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the, development and the boundaries of the site and the height of the ground floor slab and damp, proof course in relation thereto, have been submitted to and approved in writing by the Local, Planning Authority.

09. Reason To ensure a satisfactory relationship between the new development and, adjacent buildings, amenity areas and trees.

10. Details of measures to be taken to prevent mud from vehicles leaving the site, during construction works being deposited on the public highway shall be submitted to, and approved in writing by the Local Planning Authority and fully implemented before, development commences. Such measures shall be retained for the duration of the, construction period. No lorry shall leave the site unless its wheels have been cleaned, sufficiently to prevent mud being carried onto the highway

10. Reason In the interests of highway safety

11. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in, writing by the Local Planning Authority and fully implemented before development, commences. Such measures shall be retained for the construction period.

11. Reason In the interests of highway safety.

12. The development hereby permitted shall NOT BE OCCUPIED until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an

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adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and,

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

12. Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

Informatives:

01 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 Joint Core Strategy: Policies MTRA3 and CP13.

Local Plan Part 2: DM1, DM15, DM16 and DM17 of Local Plan Part 2.

The High Quality Places Supplementary Planning Document (2015)

The Compton and Shawford Village Design Statement 2011.

03 In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

04 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

05 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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APPENDIX 1

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TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

TREE PRESERVATION ORDER

**Town and Country Planning Act 1990
Winchester City Council Tree Preservation Order No 2286 of 2020**

Winchester City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as Winchester City Council Tree Preservation Order No. 2286 of 2020.

Interpretation

2.
 - (1) In this Order “the authority” means Winchester City Council.
 - (2) Unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3.
 - (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 - (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –
 - (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter ‘C’ being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

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SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
2286T1	Lime	Land at Scandia House, Southdown Road, Shawford
2286T2	Lime	Land at Scandia House, Southdown Road, Shawford
2286T3	Beech	Land at Scandia House, Southdown Road, Shawford

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
None		

Groups of trees
(within a broken black line on the map)

Reference on map	Description	Situation
2286G1	Yew	Land at Scandia House, Southdown Road, Shawford

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
None		

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Dated 14 October 2020

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Town and Country Planning Act 1990

**TREE PRESERVATION ORDER
No 2286 of 2020**

Land at Scandia House, Southdown Road, Shawford, SO21 2BY

Catherine Knight
Service Lead - Legal
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

Ref: NS/TPO2286

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