






Confirmation of TPO 2306

Land at Beaufort Drive

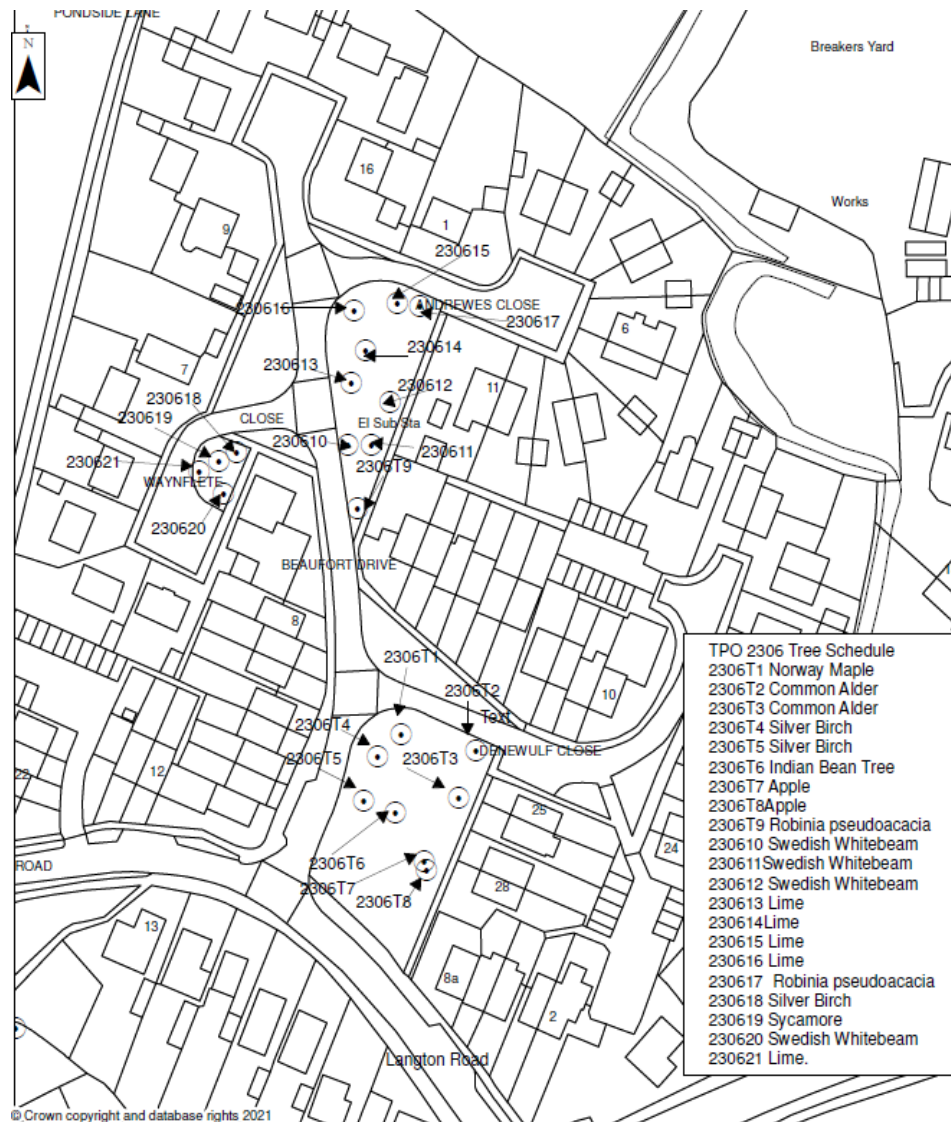
Bishops Waltham



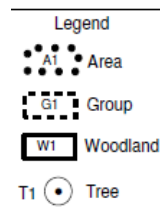
HISTORY

-  Land at Beaufort Drive was put up for sale by auction November 2021
-  The sale of the land included three open spaces that have mature trees growing on them
-  The Estate Agent marketing sale of the land showed a Computer generated image of newly built homes.
-  The new owner of the land is dividing the newly brought land into smaller parcels of land and offering them for sale
-  TPO 2306 was served to preserve the trees on the open spaces- one objection received





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TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2306

Location: Land at Beaufort Drive
Bishops Waltham
Hampshire



Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

OS Grid: 428253

Scale @A4: 1:1,000

Date: 09/11/2021

Telephone 01962 840 222



15:18 11/MAR/2022



15:20 11/MAR/2022



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Summary of Objection.

- The piece of land to the rear of her house is too small for development.
- The trees overhang the her house and roots could undermine her dwelling.
- The TPO will make future pruning of the trees problematic
- The TPO will hinder her free Access to prune the trees



Tree Officers response

- The area to the rear of the objectors property could be developed.
- The TPO will not stop any future maintenance to the trees, and would not be problematic to removing tree growth to abate structural damage to the property.

Tree Officers Response

- The trees are not within the ownership of the objector, so she does not have free access to prune the trees.
- The trees do not overhang the objector's property
- The tree closet to the end wall of the objector's house is 5.5m.
- Small - medium size tree.
- Between the tree and the end wall of the objector's house is a metalized surfaced footway, with concrete edgings.
- At the time of the Arboricultural officer's inspection of the trees and open space no damage was evident to the footway or open space caused by root disturbance.
- The objector has not submitted any structural reports as evidence to support her claim that tree her property is being affected by the roots of the trees.



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Government Guidance

- It may be expedient to make an order if the authority believes that there is a risk of tree being felled.
- Not necessary for there to be a immediate risk.
- Changes in property ownership, not always known in advance – appropriate to TPO trees Proactively.

Conclusion

- The trees that are protected by TPO 2306 are mature trees that are in full public view from the public highway giving them high visual public amenity value.
- The trees are of reasonable health and normal vitality and are worthy of protection.
- The trees are under threat from future development pressures

Recommendation

- That TPO 2306 is confirmed.