

PLANNING COMMITTEE

REPORT TITLE: TREE PRESERVATION ORDER 2342 – HOMEBASE, EASTON LANE, WINCHESTER

7 FEBRUARY 2024

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for Place and Local Plan

Contact Officer: John Bartlett Tel No: 01962 848360 Email: jbartlett@winchester.gov.uk

WARD(S): ST BARTHOLOMEW

PURPOSE

To consider confirmation of Tree Preservation Order 2342 to which one letter of objection has been received.

RECOMMENDATIONS:

That, having taken into consideration the representation received, Tree Preservation Order 2342 be confirmed.

## 1. SUMMARY

- 1.1. A planning application was submitted which included the removal of a category B Hornbeam as per the tree survey provided. No arboricultural justification was given for the removal of this tree. The WCC Tree Officer indicated that WCC would object to the removal of this tree. However, the applicant did not retract this proposal to remove the tree at the time.
- 1.2. The WCC Tree Officer visited and assessed whether this tree was of sufficient amenity value and condition to merit protection. When assessing this tree, it was considered that it met the criteria for a Tree Preservation Order. The tree achieved a score of 16 points on the TEMPO assessment which means that it merits protection from a TPO. Therefore, TPO 2342 was made and served on 29<sup>th</sup> August 2023. The TPO will expire on 28<sup>th</sup> February 2024.

## 2. CONSULTATION

- 2.1. One letter of objection was received from Royal London Mutual Insurance Society (Freehold owners of the Homebase site), in summary:
  - City Council have not demonstrated that the tree is worthy of legal protection.
  - Tree is of no individual merit and the Council's reason for the TPO that tree 'contributes towards the character and visual amenity of the area' equally has no merit.
  - As concluded by the Arboricultural Consultant, the order should not have been made and should be revoked, or at least not confirmed.

The Tree Officer's response:

- This tree has been assessed using the TEMPO methodology and has achieved a score of 16 points. Therefore, this the tree definitely merits protection from a TPO. The tree has achieved this score as it is in a prominent location - with a good level of visibility, and due to being a young healthy tree which will contribute to the landscape for many years to come.
- The tree is in a prominent location next to the roundabout and is in full public view – confirming that the tree has a high public visual amenity value and contributes towards the local landscape. There is a high level of footfall at this location from customers. A significant number of road users also pass this location daily. This means that a significant amount of people view the tree. This tree is also of fair form and condition.
- If the TPO is not confirmed, the tree is considered to be under threat of removal. This tree meets the criteria for protection from a TPO as per the TEMPO assessment, so the TPO is considered to be justified. The TPO

has also been made and served in accordance with the relevant legislation and procedures.

### 3. ENVIRONMENTAL CONSIDERATIONS

- 3.1 Trees such as these, play a key role in helping to tackle the climate emergency and create a greener district. They directly remove carbon dioxide from the atmosphere and help offset the effects of global warming.

### 4. PUBLIC SECTOR EQUALITY DUTY

None

### 5. RISK CONSIDERATIONS

- 5.1 The risk of legal challenge to the validity of the TPO is considered low as the TPO has been made and served in accordance with the relevant legislation and procedures. Compensation for refusal for works applied to the trees is mitigated by following correct procedures as laid down by the Secretary of State.

### 6. OTHER OPTIONS CONSIDERED AND REJECTED

- 6.1. If the provisional TPO is not confirmed, it will expire on 28<sup>th</sup> February 2024. This tree will then be left vulnerable to being removed. The removal of the tree will have a negative impact on the visual amenity and character of the area.

### BACKGROUND DOCUMENTS: -

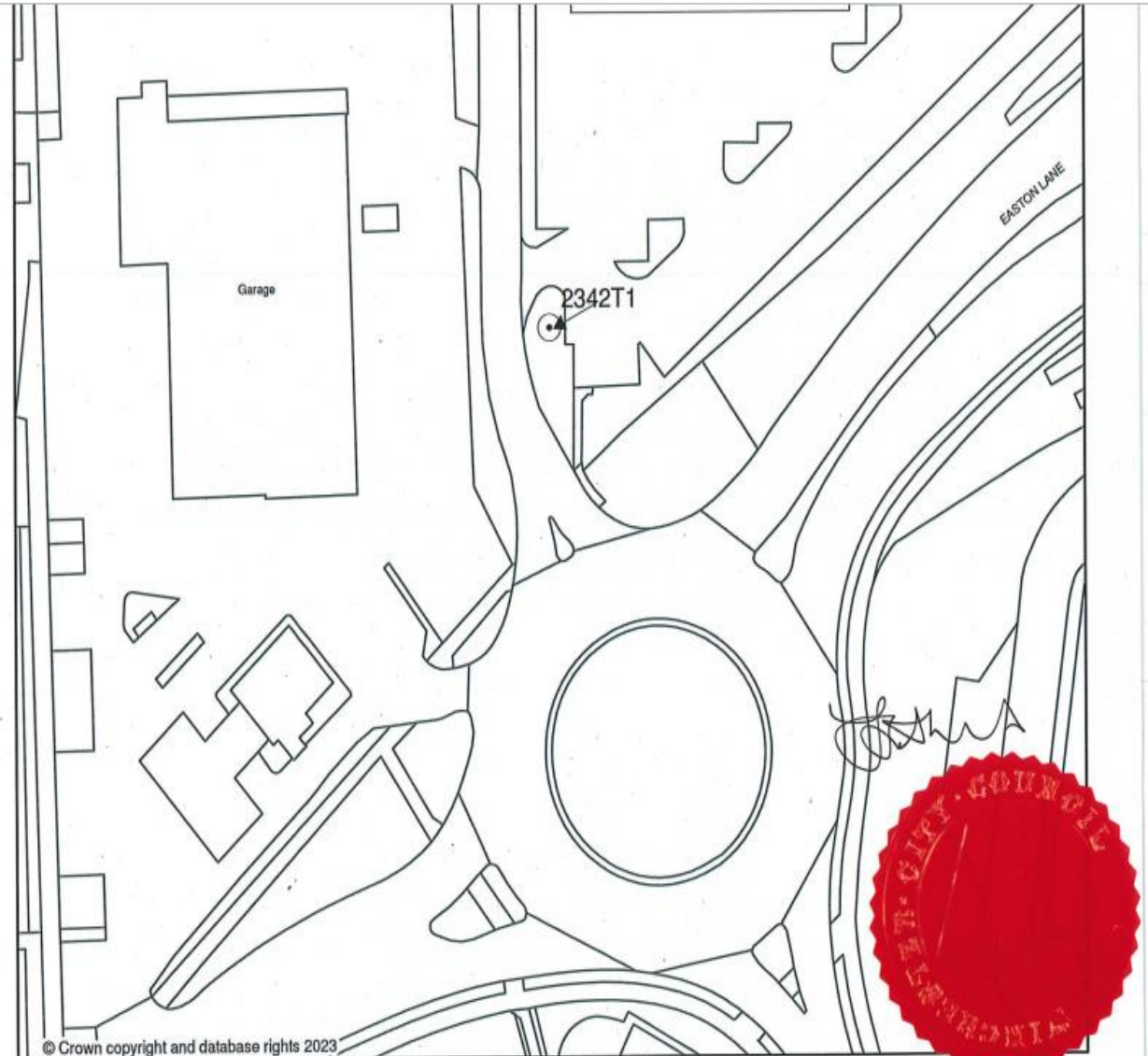
Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

Website:- <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Winchester City Councils tree strategy Website:-  
<https://www.winchester.gov.uk/planning/trees>

### APPENDICES:

Appendix 1 Map



© Crown copyright and database rights 2023  
Winchester City Council license 100019531

Legend	
	A1 Area
	G1 Group
	W1 Woodland
	T1 Tree

**TOWN AND COUNTRY PLANNING ACT 1990**

Section 198 - 201

Tree Preservation Order No. 2342

Location: Land at Homebase  
Easton Lane  
Winchester  
SO23 7SL



**Winchester**  
City Council

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

Scale @A4: 1:765

Date: 23 August 2023

Telephone 01962 840 222

12270