

PLANNING COMMITTEE

REPORT TITLE: TPO 2348. TWO LIME TREES AT ST BARTHOLOMEWS CHURCH, KING ALFRED PLACE, WINCHESTER

12 JUNE 2024

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

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

WARD(S): ST BARTHOLOMEW

PURPOSE

To consider confirmation of Tree Preservation Order 2348 to which seven letters of objection have been received.

RECOMMENDATIONS:

That, having taken into consideration the representations received, Tree Preservation Order 2348 be confirmed.

1. SUMMARY

- 1.1. A section 211 notice was received by the Council notifying an intention to fell two mature pollarded Lime trees situated in the Conservation Area.
- 1.2. The WCC Tree Officer carried out a site visit to assess the application and to assess whether the trees were of sufficient amenity value and condition to merit protection. When assessing the trees, it was considered that they met the criteria for a Tree Preservation Order. The trees both achieved a score of 14 points on the TEMPO assessment which means that they merit protection from a TPO. Therefore, TPO 2348 was made and served on 8th February 2024. The TPO will expire on 7th August 2024.

2. CONSULTATION

- 2.1 Seven letters of objection to the making of this TPO were received and are summarised below:
 - Qualified tree surgeons have diagnosed a level of rot in the trees and gale force winds could bring them down – causing damage.
 - Heavy pollarding of these specimens through the years have left them aesthetically looking more like two totem poles than proper trees.
 - Reducing these trees to 3-4m would leave two large unsightly stumps which will produce proliferation of small shoots but, which would ultimately decay from the top.

The Tree Officer's response:

- The original section 211 notice has mentioned alleged decay in the old pollard knuckles and in the lower stem of T2 (Lime). A report has also been received by the council. However, no diagnostic information has been provided which shows the extent of decay and the remaining residual wall thickness of the wood.
- An alternative compromise to felling has been suggested whereby the two Lime trees are pollarded to a lower height of 3-4m. These can then be cyclically managed at this height every 3-5 years and would lead to a uniformity with the other Lime trees nearby - which are managed at this height.
- The trees would take on the appearance of tall stumps initially. However, regrowth from these trees would emerge over time – allowing the trees to form new crowns and retain the same level of visual amenity that the other Lime trees nearby offer. This would also allow these trees to be retained for possibly up to a further 20 years - to continue the contribution they make to the character of the conservation area.

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. Lime trees also support a variety of wildlife species including pollinating insects, particularly bees and many species of caterpillar. This in turn provides food for a number of bird species.

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 7th August 2024. The trees will then be left vulnerable to being removed. The removal of the trees will have a detrimental impact on the visual amenity and character of the conservation 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>

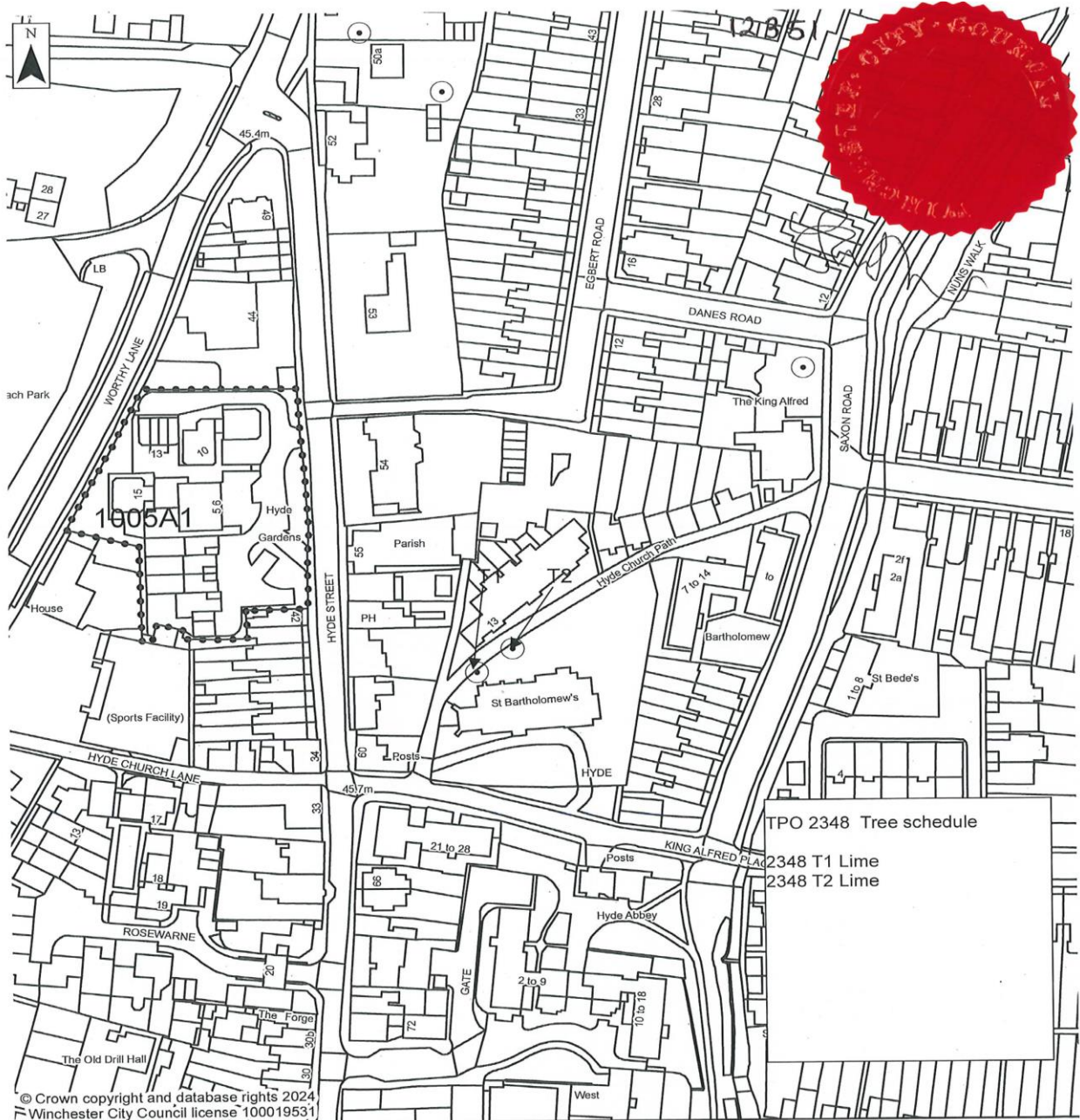
Winchester City Councils tree strategy

Website:- <https://www.winchester.gov.uk/planning/trees>

APPENDICES:

Appendix 1

Appendix 1



© Crown copyright and database rights 2024
 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. 2348

Location: Land at St Bartholomews Church
 King Alfred Place
 Winchester



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

Scale @A4: 1:1,353 Date: 07 February 2024 Telephone 01962 840 222