

<b>Case No:</b>	19/01767/TPO
<b>Proposal Description:</b>	4 No. Beech (G1) - Reduce back overhanging branches on the west canopy extents only, by up to a maximum of 2m back to suitable growth points. Crown lift up to 5m (west canopy extents) by the removal of tertiary and secondary branches only (maximum thickness 50mm). Reason: To reduce dominance over Gunn-Barrell Estate.
<b>Address:</b>	Woody Lodge Alresford Drove South Wonston Winchester Hampshire
<b>Parish, or Ward if within Winchester City:</b>	South Wonston
<b>Applicants Name:</b>	Mr Memory
<b>Case Officer:</b>	Lloyd Fursdon
<b>Date Valid:</b>	23 August 2019
<b>Recommendation:</b>	Application permit



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PLANNING COMMITTEE

**General Comments**

The application is reported to the Planning Committee as six objections have been received.

**Site Description**

Woody Lodge is located within the parish of South Wonston, on the fringe to the north east of the main settlement. The property is situated on the south side of Alresford Drive; the north side opens out to agricultural fields and countryside.

This application specifically relates to four mature beech trees situated along the western boundary adjacent to the neighbouring property known as Gunn-Barrell Estate.

The applicant's property (Gunn-Barrell Estate) adjoins the tree owner's property (Woody Lodge) on the boundary between the two properties. The trees' canopy extends over the boundary in a westerly direction by approximately 5m.

**Proposal**

4 No. Beech (G1) - Reduce back overhanging branches on the west canopy extents only, by up to a maximum of 2m back to suitable growth points. Crown lift up to 5m (west canopy extents) by the removal of tertiary and secondary branches only (maximum thickness 50mm). Reason: To reduce dominance over Gunn-Barrell Estate.

**Relevant Planning History**

None

**Consultations**

Parish – South Wonston  
Neighbours (14)

**Representations:**

City of Winchester Trust: No comments received

Parish Council

- South Wonston Parish Council considers that an acceptable compromise which has regard to the well being of these valued trees has been reached.

**6 letters** received objecting to the application for the following reasons:

- The trees are healthy and have public visual amenity value
- No buildings are affected to warrant the works
- Pruning is unnecessary and will unbalance the tree(s)
- The works are excessive
- There will be a reduction of public visual amenity
- There will be a loss of natural habitat including benefits of shading
- There is insufficient justification for the proposed works.

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**0 letters** of support received.

**Relevant Planning Policy:**

Policy DM15 of the adopted Winchester District Local Plan Part 2, v) trees, hedgerows, water features and corridors which contribute to local distinctiveness.

**Planning Considerations**

- The tree(s) subject to this application are protected by TPO2113 which was made by the council in 2014 to protect amenity trees during the potential development of the surrounding land.
- As part of a group, they have collective public visual amenity value and can be clearly seen from the highway of Alresford Drove.
- From a visual inspection carried out at ground level only, the tree(s) are mature specimen(s) of fair form and appear to be in good overall condition.
- The subject tree(s) are located in the neighbouring property (Woody Lodge) and are noted to extend over the boundary into the Gunn-Barrell estate, overhanging by approx. 5m in a westerly direction

Officer's comments

It is the tree officer's opinion that the trees are healthy and have good public visual amenity. In addition, the proposed works will not unduly unbalance the trees, as the overhanging branches are only being reduced and not entirely removed. In addition, the works are not considered to be excessive in this instance.

The proposed works are within the tree(s) ability to tolerate the pruning without unduly impacting on their health, overall shape or value in the landscape.

Low/encroaching branches were observed which may cause a nuisance or affect the reasonable enjoyment of the applicant's property (Gunn-Barrell Estate).

There will be negligible loss of habitat, however this will be short term only. With regard to the shading, this is not considered to be a reason for refusal. In addition trees works can be approved even where this is no impact on buildings or property.

Impact on character of area and neighbouring property

It is considered that the proposal will have no adverse or long term impact on the trees or the character of the area.

Landscape/Trees

From a visual inspection carried out at ground level only, the tree(s) are mature specimen(s) of good form and appear to be in good overall condition.

Therefore the proposed works are considered reasonable and appropriate and there is no reason for refusal.

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3 This decision notice, along with any observations that have been made on the application file, does not constitute a tree safety inspection. Neither does this decision indemnify the tree owner against any future damage caused by the tree. The tree has been assessed only as far as is necessary to determine the suitability of the proposed work. In the absence of any supporting technical evidence, submitted from an appropriate expert, which relates to the trees condition, the decision is based on the assumption that the tree is in good health and structural integrity. If you have concerns about the condition of the tree, you are advised to contact the Arboricultural Association at [www.trees.org.uk](http://www.trees.org.uk) for independent advice (a fee may be applicable).