

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 19/02175/TPO

**Proposal Description:**

1. Remove 17 No. selected trees (Cypress, Yew, Holly, Sycamore, Oak) marked with 'X' located in the area south side of the driveway.
2. Linear group of 12 No. trees (Cypress and Holly) located adjacent to the northern boundary with 'The French House'.
3. Evergreen Oak - Overall crown reduction by 2m

**Address:** Silkstede Priors Shepherds Lane Compton Winchester Hampshire

**Parish, or Ward if within Winchester City:** Compton And Shawford

**Applicants Name:** Mr Adam Blake

**Case Officer:** Lloyd Fursdon

**Date Valid:** 4 October 2019

**Recommendation:** Application permitted

**Pre Application Advice:** No



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**General Comments**

Application is reported to Committee as 8 objections have been received for this application.

**Site Description**

The site is located off the south side of Shepherds Lane and has a shared access with Silkstede Priors Cottage and 'The French House'.

Located to the south side of the main driveway entrance is a large area of mixed species trees of which this application refers to.

The property is a large detached two-storey stone built dwelling and benefits from a large garden with significant mature tree cover around the perimeter.

The trees are partially visible from the public highway (Shepherds Lane) giving them limited visual public amenity value.

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**Relevant Planning History**

None

**Consultations**

Compton and Shawford Parish Council

**Representations:**

Parish Council – Compton and Shawford

- The Parish Council would support a management approach to the tree stock with the provision of a condition for replanting and post planting maintenance.

Eight letters received objecting to the application for the following reasons:

- Concerns that the trees are being removed for development or future

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development.

- Concerns that 'All' the trees are being removed. Loss of woodland habitat
- The trees are preserved and shouldn't be removed
- The proposed works are contrary to the Local Area Design Statement which values trees over development.
- Environmental impact on the local area and climate change policy
- No evidence of any previous formal gardens to the property
- Loss of further trees in the local area
- Trees are characteristic to the area and make a significant contribution
- No valid reasons for removal of the trees

Six letters of support received summarised as follows:

- Support proactive woodland management
- Management overdue and will improve the general appearance
- Support removal of dead and dangerous trees
- The woodland has not been actively managed for a protracted period of time

**Relevant Planning Policy:**

Winchester District Local Plan – Part 1

CP20 Heritage and Landscape Character

Winchester Local Plan - Part 2

Policy DM15 Local Distinctiveness

National Planning Policy Guidance/Statements:  
National Planning Policy Framework

Supplementary Planning Guidance  
Compton and Shawford Village Design Statement

**Planning Considerations**

The proposed select removal of trees within the group would be in the interests of good woodland and arboricultural management and will benefit the long-term development of adjacent better quality trees that will continue to sustain and improve the visual public amenity of the local area.

A site visit confirmed that the woodland area has been subject to neglect for a number of years by the previous owners which has led to an unmanaged and overgrown situation.

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A number of trees were noted to be suppressed, unremarkable, low quality and/or of limited merit such that they would not meet the criteria for making a new tree preservation order.

Where the poorer quality trees could be removed for the betterment of the overall woodland or adjacent better quality trees then accordingly they have been selected for removal.

Whilst Woodlands contain trees that are the dominant plant form they usually also contain a great variety of other plants and habitat depending on the amount of light available under the tree canopy.

In this particular case the lack of management has allowed the tree canopy to become dominant as the tallest layer and suppressed the amount of available daylight to the understorey and woodland floor. The impact of this is evident by the lack of woodland flora or fauna and also any succession tree stock.

The removal of the selected trees will make way for better diversity within the woodland belt and will ensure that the best specimens continue to thrive. The proposed works will also increase the useful life expectancy of the remaining trees within the woodland and therefore continue to make a significant contribution to the local landscape.

It is considered that the proposal does not contravene the Local Area Design Statement as the proposed works are not for development reasons but for woodland management, ensuring that there are a high number of trees being retained rendering the area unsuitable for any future schemes.

Due to the location of the trees there will be no detrimental impact on the woodlands public visual amenity value and the proposed replanting of new trees will satisfy the requirements of the climate change policy.

The proposed works are considered to be in accordance with good woodland and arboricultural management.

A condition for replanting will ensure that sensible restocking is achieved to ensure varying age, species and future stock levels.

Principle of development

Not applicable

Design/layout

Not applicable

Impact on character of area and neighbouring property

None

Highways/Parking

Not applicable

Other Matters

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Not applicable

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 Obligations/Agreements

Not applicable

**Recommendation**

Permit subject to the following condition(s):

**Conditions**

01 The approved work(s) shall be carried out in accordance with the British Standard 3998: 2010 Tree Work - Recommendations, Chapter 7. Pruning and related work

REASON: To minimise the impact and ensure the work carried out is to the long term well-being and visual amenity of the tree(s) and; to satisfy Policy CP20 of Winchester District Local Plan Part 1; and policy DM15 of the adopted Winchester District Local Plan Part 2.

02 The permitted work shall be completed within two years and carried out only once from the date of this consent.

REASON: To accord with part 4, regulation 17 (4)(a) and (b) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

03 Fifteen replacement trees shall be planted in the tree planting season, November-February, immediately following the approved removal. The replacement tree(s) shall be planted on the land owned by the applicant/owner of the tree. The precise planting locations will be made by agreement in writing with WCC prior to the commencement of any tree works at this site.

The replacement tree(s) shall meet the following specification:

Regular standard 8-10cm girth, minimum of 2 metres tall at the time of planting - to comply with BS3936: 1992 - Part 1

The replacement trees shall be selected from the following tree types:

1. 1 x Purple Beech - *Fagus sylvatica* "purpurea"
2. 2 x Common Beech - *Fagus sylvatica*
3. 2 x Sweet Cherry - *Prunus avium*

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4. 3 x English Oak - Quercus robur
5. 3 x Fastigate Oak - Quercus robur 'fastigiata'
6. 2 x Yew - Taxus baccata
7. 2 x Sweet Chestnut - Castanea sativa

If, within a period of five years, any tree planted as a replacement is uprooted, removed, or dies, or becomes; in the opinion of the council, seriously damaged or defective:

- a) the council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the council, unless the council agrees to dispense with or vary the requirement.

**REASON:** To ensure the amenity afforded by trees is continued into the future, in accordance with Policy DM15 of the adopted Winchester District Local Plan Part 2 2016.

04 The appointed contractor (or other person) carrying out the approved work shall notify the Tree Officer at least 10 days prior to starting the approved work and meet the Tree Officer on site if so required.

**REASON:** To ensure that the contractor or person carrying out the approved work clearly understands the consent.

**Informatives:**

Your application will determine whether the proposed tree works are acceptable in planning terms. Please be aware that this will not automatically override your responsibilities under other legislation and in particular your attention is drawn to the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017. This legislation protects ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees. In simple terms, you should make sure that there are no wild birds nesting in or bats roosting in or adjacent to the tree(s) that you are proposing to work on. It is a criminal offence to harm or destroy any bird, its nest or its eggs or any bat or its roost (even if the roost is not occupied at the time).

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).