



**DECISION  
DIRECTOR OF DEVELOPMENT AND ENVIRONMENT**

DECISION No. 15 / 16 294

**SUBJECT: District of North Somerset 70 Woodborough Road, Winscombe (TPO 1033) Tree Preservation Order 2016**

**DETAILS:**

Tree Preservation Order 1033 was made 23 February 2016 to protect

- T1 – Sequoia – within the curtilage of 70 Woodborough Road
- T2 – Irish Yew - within the curtilage of 70 Woodborough Road
- T3 – Silver Birch - within the curtilage of 70 Woodborough Road
- T4 – London Plane - within the curtilage of 70 Woodborough Road
- T5 – Thuja - within the curtilage of 70 Woodborough Road
- T6 – Ash - within the curtilage of 70 Woodborough Road
- T7 – Oak - within the curtilage of 70 Woodborough Road
- T8 – Oak - within the curtilage of 70 Woodborough Road
- T9 – London Plane - within the curtilage of 70 Woodborough Road
- T10 – Horse Chestnut - within the curtilage of 70 Woodborough Road
- T11 – Lime - within the curtilage of 70 Woodborough Road
- T12 – Lime - within the curtilage of 70 Woodborough Road
- T13 – Lime - within the curtilage of 70 Woodborough Road
- T14 – Lime - within the curtilage of 70 Woodborough Road
- T15 – Cherry - within the curtilage of 70 Woodborough Road
- T16 – Lime - within the curtilage of 70 Woodborough Road
- T17 – Oak - within the curtilage of 70 Woodborough Road
- T18 – Horse Chestnut - within the curtilage of 70 Woodborough Road
- T19 – Oak - within the curtilage of 70 Woodborough Road
- T20 – Oak - within the curtilage of 70 Woodborough Road
- T21 – Oak - within the curtilage of 70 Woodborough Road
- T22 – Silver Birch - within the curtilage of 70 Woodborough Road

- G1 – 3 x Silver Birch - within the curtilage of 70 Woodborough Road
- G2 – 8 x Apple - within the curtilage of 70 Woodborough Road
- G3 – 7 x Lime, 6 x Horse Chestnut, 1 x Whitebeam - within the curtilage of 70 Woodborough Road

- W1 – including Lime, Oak, Pine, Ash, Holly, Field Maple, Hawthorn, Sycamore, Hazel, Apple, Cherry - within the curtilage of 70 Woodborough Road
  - W2 – including Oak, Ash, Horse Chestnut, Lime - within the curtilage of 70 Woodborough Road
- . The period for receipt of objections has now expired.

After six months from the date a Tree Preservation Order (TPO) is made the trees protected therein lose the protection of the section 201 direction. If the council wish to confirm the TPO as it stands, or confirm it subject to modification, the decision must be made before the end of the six months.

**CONSIDERATION OF OBJECTIONS AND OTHER REPRESENTATIONS:**

One letter of objection has been received from the owner of 9 Knapps Close, Winscombe specifically regarding T6 (Ash). The reason for the objection is that the tree is a self-sown specimen which blocks light and views. The neighbour has concerns with the size of the tree in relation to climate change and the stronger winds that are predicted; if the tree were not protected by the TPO then he could prune the Ash or even remove it without the Councils permission.

The objection has been discussed with the ward Councillor with all the points raised assessed in full. It was agreed that the matters raised are not sufficient to warrant the modification of the TPO to exclude the Ash.

**DECISION:**

That Tree Preservation Order 1033 is confirmed without modification.

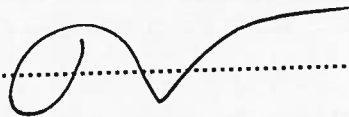
**Reasons:**

1. The trees are visible to the general public and contribute to the green infrastructure and biodiversity of the area.
2. The trees appear to be in reasonable condition with reasonable life expectancy.
3. The property is currently for sale in three lots. Change of use from the current usage of the site is likely (from hotel to residential) which could lead to the removal of important specimens. The TPO will ensure adequate consideration of the issues surrounding trees worthy of retention on this site, throughout any potential development process.
4. This TPO is required to ensure that the woodland (which has ancient woodland indicators) and numerous important specimens are protected due to their high visual amenity value and for their importance to the inherent wooded characteristic of the area. The trees and woodlands are visible from a network of public footpaths, the A371 and local residential streets.

**Other Alternatives Considered:**

None.

Signed.....



John Flannigan  
Community and Environment Services  
Manager, Natural Environment, Streets  
and Open Spaces – on behalf of and  
exercising the powers of the Director of  
Development and Environment.

Dated.....

4/5/2016