

mr Stephen Osborne  
Manor Cottage  
Sleepers Hill  
Winchester  
SO224ND  
United Kingdom

Dear Sir/ Madam,

**TOWN & COUNTRY PLANNING ACT (1990) AS AMENDED  
TOWN & COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012**

**GRANT OF CONSENT TO FELL  
OR PRUNE PROTECTED TREES**

**Case No:** 22/02666/TPO

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**Applicant:** mr Stephen Osborne

**Location:** Manor Cottage Sleepers Hill Winchester Hampshire SO22 4ND

**Proposal:** Pruning/lopping of any trees in the vicinity of street lights shown on attached map which are causing a shadow and obstruction of street lighting. No branch over 30mm in diameter will be pruned and then by no more than 2 metres.

In pursuance of its powers under the above mentioned Act and Regulations, the Council, as the Local Planning Authority, **GRANTS CONSENT** to the above works in accordance with the plans and particulars submitted with your application received **24 November 2022** and subject to compliance with the following conditions if specified hereunder:

**Condition(s):**

1 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 DM15 of the adopted Winchester District Local Plan Part 2 2017.

2 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.

3 Limit of work - the work hereby permitted shall be limited to removing live branches no greater than 30mm in diameter.

Reason - To safeguard the amenity value and health of the trees.

**Informatives:**

1 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).

2 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).

Yours faithfully

**Steve Lincoln**

Service Lead: Communities and Wellbeing

22 February 2023