

DECISION-MAKER:	PLANNING AND RIGHTS OF WAY PANEL		
SUBJECT:	ADDITIONAL TREE REMOVAL AT THE AT THE ROMSEY ROAD/WIMPSON LANE JUNCTION		
DATE OF DECISION:	24 MAY 2011		
REPORT OF:	HEAD OF NEIGHBOURHOOD SERVICES		
AUTHOR:	Name:	Mike Harris	Tel: 023 8083 3422
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STATEMENT OF CONFIDENTIALITY			
None.			

SUMMARY

The road improvement scheme on the south-west side of the Romsey Road / Wimpson Lane junction has been designed to accommodate an anticipated increase in traffic following the nearby Ordnance Survey site re-development.

The scheme has been submitted for a Section 278 agreement.

Subsequent to the Panel's earlier approval, on the 28th September 2010, for the removal of 10 trees and their replacement on a "2 for 1" basis, it has recently come to light that the scheme requires the removal of an additional sycamore tree.

RECOMMENDATIONS:

- (i) To allow the removal of an additional sycamore tree to enable the road widening scheme.
- (ii) To provide "2 for 1" tree replacement in the adjacent area. Replacement tree species, size and location to be agreed with a Senior Tree Officer.

REASONS FOR REPORT RECOMMENDATIONS

- 1 To allow the scheme to be completed to the required design.

CONSULTATION

- 2 Tony Chapman of ADL Engineering, the company carrying out the road improvement scheme on behalf of Kier, has commented.

"We have looked at the possibility of modifying the design to avoid this tree but this would require significant alterations to the drawings that have been approved by highways. I think that the required alterations would result in a reduction in capacity of the junction with increased queuing and congestion at peak times and I also think that the alternative layout would be poorer in highway safety terms.

On this basis I would be grateful if you would include the removal of this tree on the agenda for the April meeting of the Planning Panel. Obviously we would expect to provide replacement trees on a two for one basis as set out in the S278 Agreement that is currently being prepared.

Subject to Panel approval we would remove the tree when the main highway works are carried out later in the year.”

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3 None provided.

DETAIL

4 The ongoing works to the junction of Romsey Road and Wimpson Lane are subject to a section 278 Agreement linked to a section 106 agreement for the re-development of the Ordnance Survey site on Romsey Road (Planning Ref: 07/01700/OUT). The works are considered necessary by Highways and Parking Services to cope with the anticipated increase in post-development traffic.

5 The scheme submitted for section 278 approval by ADL Highway Engineering Ltd., as agents for the developer Kier Property Development Ltd (Kier), will require the widening of the existing carriageways and upgrading the traffic signal layout at the Romsey Road / Wimpson Lane junction.

6 Following the accurate marking out of the site it became apparent that an additional 10 metre tall sycamore tree along the southern margin of the scheme would need to be removed to allow the agreed design to be completed. The tree and its location are shown in Appendix 1.

7 The two replacement trees could be accommodated on nearby council land in Thorndike Road.

8 If the Panel approves the author’s recommendation for the removal of the additional sycamore then the section 278 agreement can be amended and the costs for removing the trees and providing replacement planting agreed with Kier.

FINANCIAL/RESOURCE IMPLICATIONS

Capital

9 None.

Revenue

10 None.

Property

11 None.

Other

12 None.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

13 In accordance with the Constitution any decision relating to council trees, unless delegated, will be determined by the Planning Panel.

Other Legal Implications:

14 If consent to remove the tree is refused then the developer will either, not be

able to undertake the agreed highway improvement works, and possibly be in breach of the agreement and possibly the section 106 too (if there is an obligation to enter into a section 106 agreement for the highway improvement works and comply with the terms thereof), or, they need to modify the works to avoid removing the trees.

POLICY FRAMEWORK IMPLICATIONS

15 None.

SUPPORTING DOCUMENTATION

Appendices

1	Photograph of tree and location map
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Documents In Members' Rooms

1.	None.
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Background Documents

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	Planning application S 106 agreement	
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Background documents available for inspection at:

FORWARD PLAN No:

KEY DECISION?

NO

WARDS/COMMUNITIES AFFECTED:	Redbridge, Millbrook and Shirley wards. Woodside Lodge social service site.
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