Eastleigh Borough Council Preservation Order and Conservation Area Application Assessment Form

Site Visit Date: 01/09/2015

Address: 46 Sovereign Way Eastleigh, SO50 4SA

Application Number: T/15/76851

Case Officer: B Athow

Work Request/Notification:

Felling of 1no. Oak in rear garden

Reason for Application:

Refer to app.

Comments:

Comments/ observations following site visit of 01/09/2015:

Large Oak - visible from the road and adjacent properties, the tree is a fine specimen and worthy of protection.
The tree appears outwardly healthy with no significant pests or disease; no sign of FFB or exudates, the leaf cover is good as is the leaf colour, there is no obvious dieback in the crown or basal decay.
The tree predates the estate and should have been a consideration when purchasing a property in its vicinity.
No technical/ Arboricultural evidence has been supplied to support the felling of the Oak due to the circumstances described.
The TPO application form clearly states that technical reports must be supplied to support this type of application.

Decision Comments:

Refuse -
Felling of 1 x Oak

Notes to applicant:
No technical/ Arboricultural evidence has been supplied to support the felling of the Oak due to the circumstances described, the TPO application form clearly states;
'Alleged damage to property - e.g. subsidence or damage to drains or drives. If YES, you are required to provide for Subsidence; A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.
Other structural damage (e.g. drains, walls and hard surfaces) written technical evidence from an appropriate expert, including description of damage and possible solutions'.

The TPO guidance notes advise;
'**Subsidence**; Reports will usually be provided by a structural engineer and/or a chartered surveyor and be supported by technical analysis from other experts e.g. for root and soil analysis. These reports must include the following information: A description of the property, including a description of the damage and the crack pattern, the date that the damage first occurred/was noted, details of any previous underpinning or building work, the geological strata for the site identified from the geological map. Details of vegetation in the vicinity and its management since discovery of the damage. Include a plan showing the vegetation and affected building. Measurement of the extent and distribution of vertical movement using level monitoring. Where level monitoring is not possible, state why and provide crack-monitoring data. Data provided must be sufficient to show a pattern of movement consistent with the presence of the implicated tree(s). A profile of a trial/bore hole dug to identify foundation type and depth and soil characteristics. The sub-soil characteristics including soil type (particularly that on which the foundations rest), liquid limit, plastic limit and plasticity index. The location and identification of roots found. Where identification is inconclusive, DNA testing should be carried out. Proposals and estimated costs of options to repair the damage In addition, you must include a report from an arboriculturist to support the tree work proposals, including arboricultural options for avoidance or remediation of indirect tree-related damage.
Other structural damage; Technical evidence in respect of other structural damage (e.g. garden walls, drains, paving, drive surfaces) should be provided by a relevant engineer, building/drainage surveyor or other appropriate expert. '
If property damage is suspected it is often best to speak to your home insurer.

Parish Comments:

No comments had been received at the time of inspection

Public Objection/support Support Qty: 3 Objection Qty: 0