Development Control
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Office Hours:
Monday to Thursday 8.30am - 5pm
Friday 8.30am - 4.30pm

For office use only

Application Number: T/10/67528

Date Valid: 6/7/10

Officer: T.J.

EASTLEIGH BOROUGH COUNCIL

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

6 JUL

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).
It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title:	MR
First name:	CHRISTOPHER
Last name:	TAPP
Company (optional):	/
Unit:	
House number:	60
House suffix:	
House name:	
Address 1:	THISTLE ROAD
Address 2:	HEDGE END
Address 3:	
Town:	SOUTHAMPTON
County:	HAMPSHIRE
Country:	UK
Postcode:	SO30 0TT

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: | House number: | House suffix:

House name:

Address 1: WILDERN NATURE RESERVE

Address 2: (SEE DESCRIPTION SECTION

Address 3: NEXT BELOW + ATTACHED

Town: PLAN)

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

TREE (OAK) AT THE REAR OF 60 THISTLE ROAD, HEDGE END

– SITUATED WITHIN THE WILDERN NATURE RESERVE

SHOWN HIGHLIGHTED IN GREEN ON THE ATTACHED PLAN AND NUMBERED T1

4. Trees Ownership

Is the applicant the owner of the tree(s): ☐ Yes ☑ No

If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: | First name:

Last name:

Company (optional): HEDGE END TOWN COUNCIL

Unit: | House number: | House suffix:

House name: 2000 CENTRE

Address 1: ST JOHNS ROAD

Address 2: HEDGE END

Address 3:

Town: SOUTHAMPTON

County: HAMPSHIRE

Country: UK

Postcode: SO30 4AF

Telephone numbers

Country code: 01489 | National number: [redacted] | Extension number:

Country code: | Mobile number (optional):

Country code: 01489 | Fax number (optional): [redacted]

Email address (optional): [redacted]

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☑ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☑ No

6. Tree Preservation Order Details

If you know which TPO ~~protects~~ the tree(s), enter its title or number below.

BOROUGH OF EASTLEIGH TPO NO. 93 – LAND AT WILDERN, HEDGE END – CONFIRMED 14/08/1985

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

GENERAL DESCRIPTION

TRIMMING AND REDUCTION OF THE SOUTHERN ASPECT OF THE OAK TREE AT THE REAR OF 60 THISTLE ROAD, HEDGE END, HIGHLIGHTED IN GREEN AND NUMBERED T1 ON THE ATTACHED PLAN.

ntification Of Tree(s) And Description Of Works continued ...

REASONS FOR PROPOSED TREE WORKS

1. TO ENHANCE THE BALANCE OF THE TREE,
2. TO ENHANCE THE LONG TERM VISUAL AND ENVIRONMENTAL AMENITY OF THE TREE, AND ITS STABILITY AND SAFETY.
3. TO IMPROVE THE REDUCED LEVEL OF LIGHTING TO THE REAR ROOMS OF 60 THISTLE ROAD AND TO ITS REAR GARDEN.

DETAILS OF PROPOSED TREE WORKS

1. TO CUT BACK THE BOUGH GROWING OVER THE GARAGES OF 60/62 THISTLE ROAD, TO A POINT TO ALIGN WITH THE MAIN CANOPY LINE OF THE TREE (SEE ATTACHED PHOTOGRAPH)
2. TO TRIM BACK THE SOUTHERN CANOPY AND CROWN BY APPROXIMATELY 2 METRES.

(AS DISCUSSED WITH THE COUNCIL'S TREE ~~OFFICER~~ 5 JULY 2010.)

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees
A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer. ✓

For works to trees covered by a TPO
Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall: ☐ Yes ☑ No
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. ☐ Yes ☑ No
   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.

Documents and plans (for any tree)
Are you providing separate information (e.g. an additional schedule of work for Question 7)? ☐ Yes ☑ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

ATTACHED ARE -

1. PLAN IN SUPPORT OF THE APPLICATION.
2. PHOTOGRAPH INDICATING THE BOUGH REFERRED TO IN POINT 1 UNDER THE HEADING "DETAILS OF PROPOSED TREE WORKS" IN SECTION 7 ABOVE
3. COPY APPEAL DECISION RELATING TO THREE TREES AT THE REAR OF 62 THISTLE ROAD (ADJOINING HOUSE) - DATED 21 JUNE 2010

9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8) ☑

For all trees
(see Question 7)

- Clear identification of the trees concerned ☑
- A full and clear specification of the works to be carried out ☑

For works to trees protected by a TPO
(see Question 8)

Have you:

- stated reasons for the proposed works? ☑
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert ☐ N/A
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist. ☐ N/A
  - in respect of other structural damage - written technical evidence ☐ N/A
- included all other information listed in Question 8? ☑

10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant: [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 06/07/2010 (This date must not be before the date of sending or hand-delivery of the form)

11. Applicant Contact Details

Telephone numbers

Country code: 01489 National number: [redacted] Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): [redacted]

12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)

(3)

T/10/67528

Appeal Decision

Site visit made on 27 May 2010.

by Alan Engley MArb (RFS) FArborA MIHort MICFor AARC ICFRC

an Arboricultural Inspector appointed by the Secretary of State for Communities and Local Government

2 JUN 2010

Appeal Ref: APP/TPO/W1715/1155.
Land at Wildern Nature Reserve, Rear of 62 Thistle Road, Hedge End, Southampton SO30 0TT.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent to undertake work to trees protected by a Tree Preservation Order.
- The appeal is made by Mrs Marsh against the decision of Eastleigh Borough Council.
- The application Reference (No: T/10/66601), dated 2 February 2010, was refused by notice dated 3 October 2010.
- The work proposed is the reduction of 3 Oak trees by 2-3m on the south side.
- The relevant Tree Preservation Order (TPO) is The Borough of Eastleigh Tree Preservation Order No 93, land at Wildern, Hedge End, which was confirmed on 14 August 1985.

Decision

1. I allow the appeal in respect of the reduction of 3 Oak trees by 2-3m on the south side and grant consent for these works subject to the following condition:

    - All works shall be carried out so as to conform to British Standard 3998:1989 "Recommendations for Tree Work" and "European Tree Pruning Guide 2001". The pruning works hereby permitted to be completed within 2 years of the date of this consent.

Main Issues

2. I consider that the 2 main issues in this appeal are:

    - The effect on the character and appearance of the street scene and wider landscape if the crowns of the 3 Oak trees are reduced; and
    - Whether the reasons given for the tree works are sufficient to justify that course of action.

Reasons

The first issue – the effect on the character and appearance of the street scene and wider landscape if the tree work is carried out.

3. Thistle Road is a curving cul-de-sac through a modern residential estate characterised by detached 2 storey brick built houses, set within modest sized plots, constructed amongst woodland of mostly mature Oak. No 62 (the appellant's home) is a typical example. It is located on the northerly side of the cul-de-sac with the front facing the road. Against the rear elevation is a concrete slab patio retained by a brick built wall with steps leading down to a lawn.

4. The appeal trees grow just beyond the rear boundary of No 62 Thistle Road. They form the southerly fringe of linear woodland and are identified on the application as T1-T3. They are mature Oak (*Quercus robur*). T1 is the westerly tree of the group. It has a trunk diameter of circa 750mm. The trunk is near upright with its lowest southerly branches arising at about 8m and spreading to within 2-3m from the vertical alignment with the rear elevation of the house. T2 has a trunk diameter of about 400mm and it's lowest circa 12cm diameter lateral branches spread across the lawn. T3 has a trunk diameter of about 650mm. Its lowest laterals extend to within about 7m of the rear elevation of the house.

5. The 3 Oak are of large stature. They have crowns that are weighted south and they can be seen from inside the property and their tops can be seen above the ridge tiles when approaching along the road. They form the fringe of woodland in an area that has many similar groups of trees that lend the locality a very pleasant sylvan character. For these reasons I consider the appeal trees make a significant positive contribution to the character and appearance of the area and wider landscape.

6. The appellant wishes to reduce the outer southerly crown spread of the 3 appeal trees by 2-3m, where the branches have stem diameters of up to about 15cm. I consider that this amount of crown reduction would have a negligible effect on the appearance of the individual trees, or the woodland fringe, and would be barely noticeable when viewed from the road or from distant viewpoints. For these reasons, I believe there would be no materially adverse effect on the appearance of the trees or wildlife habitat or character and appearance of the area if the proposed tree works are carried out.

The second issue – whether the reasons given for the proposed works are sufficient to justify that course of action.

7. The appellant suspects that roots of the appeal trees have caused subsidence of the garden on which the ornate brick wall rests resulting in fractures to the brickwork. I agree with her that roots of the appeal trees could spread up to this wall, however, in my view there are insufficient details provided to support the

suggestion that the trees are implicated in the damage to the brickwork.

8. The appellant claims that the 3 appeal trees have one-sided crowns with heavy branches that unacceptably spread across the property and restrict natural daylight to the garden resulting in a poor quality lawn and there is a reduction of light levels to the rear rooms of the house. Therefore the appellant wishes to prune the trees to control the crown growth.

9. The Council assert that there are no signs of decay or weakness of these branches and in any event they are already 2-3m from the building and the proposed works would cause harm to the trees. On the day of my visit I was able to observe the degree of light level reduction of the rear rooms of the house and garden.

10. In my view the rear rooms face north and will not receive direct sunlight, however I agree with the appellant that the light reduction is created mostly by the branches of the 3 appeal trees and I agree the quality of the lawn is poor, in part, because of the reduction of light levels caused by these branches. In my view, the proposed surgery would significantly improve conditions to the house and garden.

11. I agree with the view of the Council that there are no obvious signs of weakness of these branches. However, in my opinion the removal of 2-3m from the outer branch spread would reduce the amount of foliage and therefore their growth resources, and result in pruning wounds. However the trees are large with correspondingly large growth resources and I have no doubt that the proposed surgery, if properly carried out to conform to the BS, would not result in unacceptable harm to the appeal trees.

12. I have therefore decided on the second issue that the reasons given for the proposed works are sufficient to justify that course of action.

Conclusions

13. My conclusions on the 2 main issues have led me to the view that the 3 appeal trees make a significant positive contribution to the locality and the reduction by 2-3m of the crowns of the appeal Oak trees from the south side, would cause no demonstrable harm to the character and appearance of the area and wider landscape.

14. I consider that pruning of the southerly crowns of the 3 appeal trees is desirable and I am satisfied that the amount of surgery proposed would not result in unacceptable harm to the trees. In order to ensure the surgery is not harmful I have imposed a condition requiring the work to be carried out to an acceptable standard. I therefore allow the appeal.

Alan Engley
Arboricultural Inspector

(1)



EASTLEIGH BOROUGH COUNCIL
DEVELOPMENT CONTROL SERVICE

PLAN No. TH/0169528

Date Rec'd - 6 JUL 2010

Decision

Plan in support of application for tree works

60 Thistle Road, Hedge End, SO30 0TT

Applicant – Mr C Tapp

