

## Eastleigh Borough Council Preservation Order and Conservation Area Application Assessment Form

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| <b>Application Number</b>                                  | T/22/93281                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                      |                                |                                          |
| <b>Surveyor</b>                                            | SK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                                      |                                |                                          |
| <b>Site assessment Date</b>                                | 20/07/22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |                                      |                                |                                          |
| <b>Address</b>                                             | MICHAELMAS LODGE, 73 LAKEWOOD ROAD, CHANDLER'S FORD,<br>EASTLEIGH, SO53 5AD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                                      |                                |                                          |
| <b>Work notification/<br/>request</b>                      | <p>1 no. Pedunculate Oak (furthest from Queens Road driveway) (G27) - Remove single branch that hangs over Queens Road lower than 5.5 m.</p> <p>1 no. Pedunculate Oak (nearest to Queens Road driveway) (G27) - Crown lift to 5.5 m.</p> <p>1 no. Pedunculate Oak (T70)- Remove 2 branches that hang over Lakewood Road lower than 5.5 m.</p> <p>1 no. Common Yew (T71)- Crown lift to 3.5 metres, to allow clearance for vehicles to be parked in the car parking space next to the new garage.</p> <p>1 no. Sweet Chestnut (T73) - Fell because of poor and declining health, please see report.</p> <p>1 no. Pedunculate Oak (T74) - Remove single branch that hangs down over Lakewood Road lower than 5.5 m.</p> |               |                                      |                                |                                          |
| <b>Comments/<br/>observations following<br/>site visit</b> | <p>Large corner plot with multiple mature trees on frontage to Queens and Lakewood Road. All proposed work is reasonable. The parking space is not yet present next to the new garages, and it would be within the root protection area of the yew tree (T71). Consent lift to 3.5m but add a note to resident about root damage and sticky mess from yews – reconsider location.</p> <p>Report for the sweet chestnut evidences the decline and potential risk of failure. Replant with one Sweet Chestnut. Request for non-replant in the tree report considered but rejected.</p>                                                                                                                                  |               |                                      |                                |                                          |
| <b>Decision</b>                                            | <b>Consent</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Refuse</b> | <b>Part consent/<br/>Part refuse</b> | <b>Withdrawn<br/>/ Invalid</b> | <b>Conservation Area</b>                 |
|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |                                      |                                | <b>Raise no<br/>objection</b> <b>TPO</b> |
|                                                            | <b>X</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |                                      |                                |                                          |
| <b>Decision notice</b>                                     | <p>CONSENT:</p> <p>1 no. Pedunculate Oak (furthest from Queens Road driveway) (G27) - Remove single branch that hangs over Queens Road lower than 5.5 m.</p> <p>1 no. Pedunculate Oak (nearest to Queens Road driveway) (G27) - Crown lift to 5.5 m.</p> <p>1 no. Pedunculate Oak (T70)- Remove 2 branches that hang over Lakewood Road lower than 5.5 m.</p> <p>1 no. Common Yew (T71)- Crown lift to 3.5 metres, to allow clearance for vehicles to be parked in the car parking space next to the new garage.</p>                                                                                                                                                                                                  |               |                                      |                                |                                          |

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|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
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| <b>Conditions</b>                           | Standard + 1no sweet chestnut replant (for T73)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |             |
| <b>Notes to applicant</b>                   | <p>Please be advised: the proposed new car parking space would be within the Root Protection Area of the yew (T71) so there is a high potential for damage to roots due to installation of the parking space or compaction resulting from vehicle movements. There are systems (cellular confinement systems – e.g., CellWeb TRP™) which will ensure you can install the parking space with minimum impact to the yew. Another consideration is the location may not be ideal – yews drop very sticky red berries at certain times of the year and pressure to prune to avoid this will be resisted: suggest alternative location for parking or a canopy be installed.</p> <p>Your request NOT to replant was considered: the replant will be a young tree and need very little maintenance in the first few decades of its life: the replants that were conditioned were to replace 4 trees lost though the development and so a net loss would still result, as well as a temporary loss of canopy as the trees will be smaller than those removed. Trees are a particular and crucial element to the character of the area, so degradation of the tree stock is not in the public interest: we would not wish to set a precedent on non-renewal.</p> |           |             |
| <b>Parish comments</b>                      | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |             |
| <b>Public objection/<br/>support</b>        | Support                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Objection | Observation |
|                                             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0         | 0           |
| <b>Objection/ support<br/>consideration</b> | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |             |