

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

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| <b>Application Number</b> | T/22/93915                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Surveyor</b>           | CH & CS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Address</b>            | 142 PITMORE ROAD, EASTLEIGH, SO50 4LT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposed work</b>      | 1 no. Oak (T1) - Remove due to a fallen limb has misshaped the tree and to reduce it back to anything that would safely recover would result in the loss of its amenity value.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Assessment Date</b>    | 8/11/22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Officer comments</b>   | <p>The tree is within the rear of 142 Pitmore Road. It is situated within the northwest corner of the garden and is substantial enough to be visible from the public highway, although this view is limited from Pitmore Road. The tree, therefore, provides a modest contribution to amenity in isolation, but forms part of a wide green backdrop.</p> <p>The proposal would have a negative effect on amenity, but the tree's structural condition and history cannot be ignored.</p> <p>The applicant has stated that they have fears the tree might break or fall, however Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 states "<i>appropriate evidence describing any structural damage to property or in relation to tree health or safety, as applicable</i>", therefore, written arboricultural advice or other diagnostic information from an appropriate expert should have been submitted.</p> <p>Despite this, we are aware of a significant history to this tree and over the years several Officers have visited and assessed the tree. The tree has a large proportion of its primary branches emanating from a single point, perhaps a result of historic pollarding. The tree has lost one of its primary branches and now has a wound at the crown break on the eastern side of the stem. Whilst the loss of a branch would not normally result in whole tree removal, the history of this tree shows that it is not the first instance, and it has now become unpredictable in nature. Pruning is not seen as a viable option in this particular instance due to the potential loss of photosynthetic material through the amount of pruning that would be required to reduce the risk.</p> <p>It is acknowledged that the tree appears in good physiological condition, but it is felt that the unpredictability of the branch failures – due to the unique structural condition of the tree – means that we reluctantly accept</p> |

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|                                             | that removing the tree would be, on balance, justified, subject to replacement planting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |                                      |                                |                               |            |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                                      |                                |                               |            |
| <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>                      | CONSENT:<br>1 no. Oak (T1) - Remove                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |                                      |                                |                               |            |
| <b>Conditions</b>                           | Standard + 1no English oak replacement 10-12cm girth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |                                      |                                |                               |            |
| <b>Notes to applicant</b>                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                                      |                                |                               |            |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                                      |                                |                               |            |
| <b>Parish comments</b>                      | No objection, safe removal of the entire tree with the provision that it is replaced with another tree.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                      |                                |                               |            |
| <b>Public objection/<br/>support</b>        | Support                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | Objection                            |                                | Observation                   |            |
|                                             | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               | 0                                    |                                | 1                             |            |
| <b>Objection/ support<br/>consideration</b> | <p>The supporting public representations and the Parish comment have been noted. A replacement tree will be conditioned.</p> <p>With regards to the other public representation, an Officer visited the site and weighed up all options and evidence. It is agreed that removal should be a last resort and, unfortunately, that is where we consider it to be. A replacement tree will be planted. It is the responsibility of the tree owner and contractor to check for bat roosts, nesting birds and other protected wildlife, but an informative will be added reminding the applicant and agent of this duty.</p> |               |                                      |                                |                               |            |