

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/22/94125					
Surveyor						
Address	HILLDALE, STATION LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4DD					
Proposed work	1 no. Lime (T1) - Pollard at the height of 10m in order to lessen potential likelihood of failure. Please see accompanying letter- attached to the planner.					
Assessment Date	30/11/22					
Officer comments	The tree is a large mature tree situated within the rear of the property. It is highly visible to the public, both from the public highway and areas accessible to the public, such as the adjacent rail line and station. The tree is a lime, it has historically been pollarded and left to lapse. The form of the tree is typical for its species. The applicant has proposed to pollard the tree to 10m. A reduction in height would be detrimental to the amenity value of the tree. Works described appears to equate to 'topping' which would expose heart wood and accelerated decay of established trees, negatively impacting their longevity. BS3998:2010 Tree Work Recommendations states 'topping should be used only as a last resort for retaining a valuable tree which would otherwise pose an unacceptable risk'. The applicant has stated within their application that they do not have fears the tree might break or fall, contradicting their cover letter. 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>". Given the trees size and its presence I would expect diagnostic information to have been submitted to support the work proposal, therefore, the request to fell the tree is deemed unjustified. Should future applications be submitted, I would expect to see management suggestions in line with BS3998:2010 Tree Work Recommendations and the retrenchment pruning of lapsed pollards, unless appropriate justification is provided. However, this will require supporting diagnostic information.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		X				
Decision notice	REFUSE: 1 no. Lime (T1) - Pollard at the height of 10m					
Conditions	n/a					
Notes to applicant	None					

Parish comments	None		
Public objection/ support	Support	Objection	Observation
	0	1	0
Objection/ support consideration	The objection has been noted: a) the letter was made publicly available; b) the application is refused; and c) the application is refused.		