

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/22/94172			
Surveyor	Charlotte Holloway			
Address	9 THE HILLWAY, CHANDLER'S FORD, EASTLEIGH, SO53 2PJ			
Proposed work	1 no. Oak (T2) - Crown reduce 2no. lateral growths by 1.5m. 1 no. Oak (T3) - Crown reduce by 2m full circumference.			
Assessment Date	07/11/22			
Officer comments	The oaks are situated within the rear of 9 The Hillway, they are notable from the front of the property, offering some amenity value. They offer a good contribution to the local greenscape. T2 is situated within the centre of the garden. It has already undergone some pruning works which have left the canopy with a box like appearance. The specification is unclear as it states, 'Crown reduce 2 No. lateral growth'. Is this referring to two lateral limbs? A crown reduction of lateral growth by 1.5 on any part of the tree will leave very little (<1.5m) lateral grown and will be of detriment to the longevity and amenity of the tree. As with T1, sufficient justification to support works has not been provided. T3 has previously undergone a crown lift and reduction. The height of the crown break appears excessive for the tree in its location. The tree is clear of all structures. It has a slightly unnatural 'lollipop' shape, further pruning is likely to exaggerate this further negatively impacting overall amenity value. As with T1 and T2, the justification provided is not sufficient. Pruning exposes the tree to pest and pathogen, potentially having an adverse impact on tree longevity. The applicant has stated that they have fears the tree might break or fall, alongside claiming the trees are causing subsidence. 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, as clearly documented within the application form, written reports from an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals, alongside a report from an arboriculturist should have been submitted with the application. Historic applications available in the planning portal do not include engineers reports or permit works for subsidence. Photographs of brickwork without the associated reports are insufficient, therefore, the request to carry out work is unjustified.			
	Consent	Refuse		Conservation Area

Decision			Part consent/ Part refuse	Withdrawn / Invalid	Raise no objection	TPO
		X				
Decision notice	REFUSE: 1 no. Oak (T2) - Crown reduce 2no. lateral growths by 1.5m. 1 no. Oak (T3) - Crown reduce by 2m full circumference.					
Conditions	n/a					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					