

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/94481
Surveyor	Charlotte Holloway
Address	83 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AD
Proposed work	1 no. Beech (T1)- Reduce lowest limb overhanging parking towards the property by 4 meters to bring back into shape. 1 no. Oak (T2) (247-E) - Fell to ground level. Tree is very compressed, would like to allow light through the canopy into the property. Solar panels being installed. 1 no. Pine (T3) (247-E)- Fell. Fears to tree falling in storms. Large amount of dead timber at the top. Heavily weighted towards property. 1 no. Birch (T4) (247-E)- Fell twin stem Birch. Fears of tree splitting from base, in striking distance of property. 1 no. Birch (T5) (247-E)- Fell. In rear garden, no amenity value, decay showing at base.
Assessment Date	23/02/23
Officer comments	T1 is within the northeast of the property adjacent to the highway. It is highly visible and considered to have good amenity. The tree is currently clear of structures. However, the proposed 4m reduction is unlikely to be of detriment to the long-term health of the tree and will not negatively impact amenity value. T2 is south of T1 and forms part of a group of three oaks. It is adjacent to the highway and is considered to have good amenity value. The applicant has proposed removal of the tree due to a compressed canopy and the installation of solar panels. The tree form is typical of a tree planted as a boundary feature. It is noted to have some minor epicormic growth, however, no features were noted that would support removal, and the tree's loss would negatively impact amenity value and group cohesion. The tree is also situated that the tree is situated to the east of the property with adjacent trees, therefore, its removal is unlikely to increase light sufficiently to enable benefit from solar panels. T3 is a pine to the southeast of the property. The tree is visible from the public highway and is considered to have good amenity value. The central leader of the tree is dead. The applicant has stated that the tree is heavily weighted towards the property, however, whilst there might be a slight

	lean of the lower stem, the tree has visually corrected itself, with the canopy appearing fairly even. There were no features noted that would support removal of the tree. Deadwood is exempt from LPA permission; therefore, any deadwood can be removed. T4 is a birch consisting of three stems to the south of the property. It has some visibility from the public highway, therefore is considered to have fair amenity value. The applicant has stated they have fears the tree might split from the base, however, there are no features that suggest an increase likelihood of this occurring; therefore, removal would have a negative impact on amenity value. This application contradicts itself. The applicant has marked the box stating they do not have fears the trees might break or fall, however, their proposed works suggests otherwise. Where the applicant has fears the tree might break or fall, "<i>written arboricultural advice or other diagnostic information from an appropriate expert,</i>" as outlined in Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 should be provided. Therefore, the removal of trees T2, T3, and T4 is unjustified. T5 is in the rear of the property. It can partially be seen from the public highway, therefore has some amenity value. However, it is noted that it is not as significant as the other trees within this application. The tree is noted to have wounding to the northwest of the stem. The tree is responding, however there is saprophytic fruiting bodies present. The canopy appears in good health. However, given the trees location combined with the tree having poor defences against pest and disease, the removal of the tree is fair, as long as it is replaced.					
Decision						
	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: 1 no. Oak (T2) (247-E) - Fell to ground level 1 no. Pine (T3) (247-E)- Fell 1 no. Birch (T4) (247-E)- Fell twin stem Birch CONSENT: 1 no. Beech (T1)- Reduce lowest limb overhanging parking towards the property by 4 meters 1 no. Birch (T5) (247-E)- Fell					
Conditions	Standard plus replant.					

	The removal of the tree is conditional upon a replacement tree being planted: One replacement tree within the rear garden of 83 Lakewood Road is required.		
Notes to applicant	None		
Parish comments	None		
Public objection/ support	Support	Objection	Observation
	0	4	0
Objection/ support consideration	The objection have been noted and for the reasons stated above, the majority of the removals have been refused.		