

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/94507					
Surveyor	Charlotte Holloway					
Address	174 Hiltingbury Road					
Proposed work	1 no. Silver Birch (T1 on the southwest corner of the front garden on the boundary with 176 Hiltingbury Road)- Crown raise to 4m on the western side where the tree extends over the drive of 176. Reduce selected branches in the mid and upper crown by up to 2m to shape. Remove selected branches to achieve at least 600mm clearance from the lines. The tree does have multiple lines running through the crown and we would look to achieve this as sympathetically as possible.					
Assessment Date	23/02/23					
Officer comments	The silver birch is a prominent tree within the front of 174 Hiltingbury Road. The tree has high visual amenity. The proposed crown lift over the drive of 176 is reasonable. Minor clearance to keep lines clear is fair, limiting cut sizes to prevent the pruning of structural branches to prevent large pruning wounds and keep the current form. The applicant has proposed a 2m reduction of the mid to upper crown. 7.2.2 of BS3998:2010 Tree Work Recommendations is clear in that it states, '<i>species of Betula, which generally have weak defences against development of decay, should be pruned as sparingly as possible, and without exposing heartwood or ripewood</i>'. Therefore, given that no evidence has been provided, as required under Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, to support structural damage to the property or a health and safety concern, the proposed reduction is unjustified. This application is inconsistent. The tree is located within 174, however, the applicant has stated their address is 176 and that they own the tree. The occupier of 174 came out on site whilst the tree was being inspected and valued the tree. They were unaware of the application.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: 1 no. Silver Birch (T1 on the southwest corner of the front garden on the boundary with 176 Hiltingbury Road) - Reduce selected branches in the mid and upper crown by up to 2m to shape.					

	CONSENT: 1 no. Silver Birch (T1 on the southwest corner of the front garden on the boundary with 176 Hiltingbury Road) - Crown raise to 4m on the western side where the tree extends over the drive of 176. Remove selected branches to achieve at least 600mm clearance from the lines, cut sizes to be limited to 25mm.		
Conditions	Standard		
Notes to applicant	None		
Parish comments	None		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration	n/a		