

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95018
Surveyor	Charlotte Holloway
Address	5 WINTER'S PLACE, EASTLEIGH, SO50 4BZ
Proposed work	1 no. oak (T1) - Crown thin by 10% by thinning of branch tips so as not to remove internal photosynthetic material from crown.
Assessment Date	18/05/23
Officer comments	The oak is situated in the rear of 5 Winters place and can be seen from properties on Pitmore Close and Maypole Villas. The oak is in good vitality and has a good form. It offers screening between properties. This tree has recently been subject to two applications to thin the crown by 10% (T/22/93757, T/22/94421), both of which were refused. The applicant has further requested a 10% crown thin of branch tips due to claims that the tree is causing excessive shading of the whole garden. It was full sun at the time of site visit, showing this to be incorrect. The tree is situated to the northwest of the garden; therefore, crown thinning is unlikely to increase light levels in the garden. It is noted that there is an oak outside of the property boundary to the southwest, which is more likely to offer some shade into the evening. BS3998:2010 Tree Work Recommendations documents that thinning is primarily of use for increasing light levels and can often be detrimental as uneven or over thinning can increase the probability of branch failure. It is noted that the applicant proposes to concentrate the thin to the eastern side of the canopy. The proposed crown thin would increase the likelihood of future works, resulting in long term detriment to the tree. The applicant has talked about '<i>reducing end weight</i>' of branches and '<i>limiting water demand</i>' from the tree. 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>" should be submitted with an application. No evidence has been submitted to support the need for a reduction in end weight or water uptake. Given the trees location, the information submitted, and the likelihood of achieving the desired result through proposed works, the works are deemed unjustified. Where the applicant disagrees with the decision, they should be encouraged to follow the appeal process given the 3 similar applications in

	quick succession (September 2022, January 2023, April 2023). Further applications requesting the same work are likely to reach the same conclusion.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
		X			Raise no objection	TPO
Decision notice	REFUSE: 1 no. oak (T1) - Crown thin by 10% by thinning of branch tips so as not to remove internal photosynthetic material from crown.					
Conditions	n/a					
Notes to applicant	None					
Parish comments	Subject to the approval of the Borough’s Tree Officer.					
Public objection/ support	Support		Objection		Observation	
	0		1		0	
Objection/ support consideration	The public objection has been noted.					