

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95098								
Surveyor	Charlotte Holloway								
Address	SHERBORNE HOUSE SCHOOL, 39 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EU								
Proposed work	3 no. Oak (T1, T2, T3) -Fell due to subsidence of the building.								
Assessment Date	18/05/23, comments added on 14/06/23 due to receipt of further reports								
Officer comments	The trees are to the southwest of the property. They have some visibility from the public highway and are considered to have fair amenity. The applicant has proposed to fell three trees down to ground level due to subsidence. Given that the tree takes its victim as it finds it, and level monitoring suggests that structures have shown signs of vegetation-induced seasonal movement. 95Ultimately, the burden of proof to be met is that trees are found to be a contributory factor, on the balance of probability. Soil has been identified as a highly plastic London clay, tree roots of <i>Quercus</i> species have been found adjacent to/beneath foundations and seasonal recovery has been demonstrated. As such, the burden has been met. Refusing permission would therefore leave the Council exposed to a claim for compensation. As such, it would be prudent to permit the removal of the three oak trees. The applicant should satisfy themselves that the removal of the three trees will not have adverse effect in the form of heave. Replacement trees should be a condition of removal, with appropriate locations within the school grounds identified and agreed with Eastleigh Borough Council prior to planting.								
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Raise no objection</td> <td style="width: 50%;">TPO</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	Raise no objection	TPO	X	
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X									
Decision notice	CONSENT: 3 no. Oak (T1, T2, T3) -Fell due to subsidence of the building.								
Conditions	Standard plus replant; The removal of the tree is conditional upon a replacement tree being planted:								

	Three replacement trees within the grounds of Sherborne House School are required. Trees to be selected from the following unless an alternative is agreed in writing with the Tree Officer: <i>Liriodendron tulipifera</i> <i>Magnolia grandiflora</i>, <i>Betula jaquemontii</i> <i>Morus nigra</i>		
Notes to applicant	None		
Parish comments	None		
Public objection/ support	Support	Objection	Observation
	0	2	0
Objection/ support consideration	In response to the two public objections: whilst we understand the trees may predate the structure, the applicant has suitably demonstrated, as per accepted guidance, that the trees are the material cause of the structural issues. We can only comment on arboricultural matters and determine each application on its own individual merits.		