

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96064
Surveyor	SK
Address	3 TWIN OAKS, BOTLEY, SOUTHAMPTON, SO30 2BF
Proposed work	1 no. Oak (3 Twin Oaks front garden) - Crown lift tree to 5.5m above highways to provide adequate clearance of highway footpath and road. Crown lift to 3m above garden to provide adequate clearance. Remove 1x lowest limb facing house to balance canopy and to provide good clearance from house. Prune remaining canopy by 2m back to previous pruning points. This includes pruning back from street light to provide clearance for street lamp. 1 no. Oak (5 Twin Oaks front garden) - Crown lift to 5.5m above highway footpath and road to provide adequate clearance for vehicles and pedestrians. Reduce remaining canopy by 2m back to previous pruning points to create a good shape and to provide adequate clearance from property.
Assessment Date	26/09/23
Officer comments	Site visited within last few weeks for application reference SK95346, access was fine, and trees were checked from several angles. This second application requests works that exceeded the previous application which were found to be excessive given the current size of the trees. The trees have been retained through the development and the pressure for excessive pruning is a result of dwellings being built too close to large canopy trees. The trees stand in a prominent position either side of the access drive to the properties and are highly visible from the main road. They are conflicting with the lamp column to the south side of the canopy. The reduction of 2m is beyond the regrowth that has taken place from the previous consented reduction of 2m under T/18/84524. This work has left the trees with a vertical, columnar shape that would not take a further 2m reduction without leaving the trees in a very poor form. The proposed works would be beyond BS3998 in loss of canopy volume. The clearance over the road is sufficient at present and there are no signs of vehicle impact on the underside of branches over the road. The clearance to the properties will need to be maintained so permission to cut back only this section of the canopy to previous pruning points is reasonable. This will limit the loss of canopy area in one go and maintain amenity of the trees in the location without conflict to infrastructure. For the avoidance of confusion, the works allowed under the previous consent are not in addition to any works consented under this consent. The clearance to the property will be c 2.5m

	leaving a radial spread of c.4.5m on the west side. The lamp column can be cleared by up to 1m.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: 1 no. Oak (3 Twin Oaks front garden) - Crown lift to 5.5m above highway. Crown lift to 3m above garden to provide adequate clearance. Remove 1x lowest limb facing house to balance canopy and to provide good clearance from house. Prune remaining canopy by 2m back to previous pruning points. This includes pruning back from streetlight to provide clearance to the highway infrastructure. 1 no. Oak (5 Twin Oaks front garden) - Crown lift to 5.5m above highway footpath and road to provide adequate clearance for vehicles and pedestrians. Reduce remaining canopy by 2m back to previous pruning points to create a good shape and to provide adequate clearance from property. CONSENT: T1 (3 Twin Oaks front garden) Reduce to previous pruning points on west side of canopy only (clearance to dwelling) leaving resultant radial spread of c.4.5m. clearance to dwelling c. 2.5m Lift over access to 4.5m. Clear lamp column by up to 1.0m all round. Cuts not to exceed 50mm to achieve any of the above works.					
Conditions	Standard + 50mm diameter limit on cut size.					
Notes to applicant	Removing too much canopy in one go can result in an adverse response from the tree. Pruning is injurious to trees and minimal works to retain tree safely are recommended.					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	1		0		0	
Objection/ support consideration	The public comment has been considered during the decision-making process.					