

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96099
Surveyor	Charlotte Holloway
Address	26 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EW
Proposed work	1 no. Oak (T52)- Reduce crown by 3m over house and height 2m over road. Crown raise to 6m. Oak has been previously reduce I estimate 10-12 years ago , and visually inspecting it would benefit from a reduction , as there are signs of decay at some of the old wounds which will become failure points, its's in a prominent position over a busy junction with a school in close proximity. Therefore it would reduce risk of failures. 1 no. Beech (circled red)- Fell. recently a wisteria had been removed which had grown up an antenna and into the beech which suppressed its growth and has formed a poor canopy , that paired with the main stem two thirds height has grown around a smaller branch creating a dangerous weak point.
Assessment Date	24/10/23
Officer comments	The Oak is situated on the front of the property. It is situated within the boundary hedge and is adjacent to the public highway. It has high visual public amenity value. The tree is a mature specimen and appears in overall good health. Its narrow form indicates that it has previously been reduced. One western scaffold has visible historic wounding, the tree has responded with very good reaction growth. The tree has contact with the building. The applicant has proposed to reduce the crown; however, the proposal is not consistent throughout the canopy. A crown lift of 6m and a height reduction of 3m will significantly reduce the overall canopy of the tree. The proposed work will further reduce the trees' ability to perform physiological functions. 7.2.3.2 of BS3998:2010 Tree Work Recommendations states '<i>mature and old trees generally have a reduced capacity to tolerate the potentially adverse effects of wounding</i>'. Given the trees age, the proposed reduction is likely to have negative impact and initiate decline. The proposed crown lift of 6m is deemed excessive. A refuse truck requires a maximum of 4.5m to access a residential street. I would expect to see a crown lift of 6m on main A and trunk roads only, where high sided vehicles require access, therefore would not be considered appropriate in this location. It is acknowledged that some work is reasonable for the tree within this location. The beech is within the south of the property. It forms part of a group of trees. The tree is adjacent the highway and is considered to have good public amenity value.

	The tree is suppressed, however, appears in fair health. The trees form is typical of a tree that has grown adjacent to larger trees. The applicant has stated that they have fears the tree might break or fall, however 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> ”. Written arboricultural advice or other diagnostic information from an appropriate expert should have been submitted. It is acknowledged that the tree has a crossing rubbing branch, however, the fact these could be natural bracing does not appear to have been considered, nor do other management options. The request to fell the tree is unjustified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: 1 no. Oak (T52)- Reduce crown by 3m over house and height 2m over road. Crown raise to 6m. 1 no. Beech (circled red)- Fell. CONSENT: 1 no. Oak (T52)- Reduce crown by a maximum of 2m from branch tips, cut sizes to be limited to 50mm. Crown raise to a maximum of 4.5m above ground level.					
Conditions	Standard quality and time. Limit cut sizes to 50mm.					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					