

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96248
Surveyor	Charlotte Holloway
Address	LAKESMERE HOUSE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB
Proposed work	Group of approx. 6 Limes (G1, within hedge row on right hand side of entrance driveway) - Clear neighbouring property by up to 2m and raise all over driveway to 5.2m. To maintain statutory height over highway and clear neighbouring property. Group of mixed species (G2) - Remove section of hedge including self set Pine at end of hedge row. To create space for extra car parking spot. 1 no. Laurel (T1)- Remove Laurel to ground level Affecting nearby electrical box. 1 no. Field Maple (T2-4)- Raise canopy over play and clear building by removing lowest limbs back to stem. To maintain clearance from property and over footpath. 1 no. Birch (T5)- Raise lower canopy over play area to approx. 3m from ground & reduce crown by approx. 2m To maintain clearance over play area.
Assessment Date	16/11/23
Officer comments	G1 is a group of limes which are planted as standard trees within a hedgerow. They are in all have good form and are in good condition. The provide a level of amenity to those entering the school. The applicant has proposed to crown raise to 5.2m over the carriageway and prune to give 2m clearance of property. The trees currently provide good clearance over the driveway. There is no statutory height over the carriageway, therefore, a crown lift of 5.2m is deemed excessive. 4.5m is sufficient to allow a refuge truck to pass. I would only expect to see a lift of 5.2m over main A and trunk roads., however, these trees provide sufficient clearance. The request to clear neighbouring property by 2m is unclear, however, pruning to provide up to 2m clearance from buildings is reasonable. G2 is a group situated under the canopy of a larger pine. The group has primarily been maintained as a hedge, with the exception of the pine. The trees are in good health. The applicant has proposed their removal. The loss of these trees is unlikely to affect the visual amenity of the area. It should be

	noted that the applicant wished to increase parking within this location. The large pine will require consideration both above and below ground where parking is being considered, especially given recent trenching in close proximity. T1 is a low quality laurel that would have been maintained as a hedge. The tree is in good condition; however, care has not been taken to limit the effect of the adjacent work, with soil mounded in proximity to its canopy extent. The loss of this tree is unlikely to affect the overall amenity value of the area. T2-T4 form a line, screening a building from the adjacent car park. The applicant has proposed to crown lift by removing branches back to the main stem. Whilst groups of limbs should not be moved on the main stem, the number required to achieve what is desired is unlikely to be significant. Therefore, the proposal is reasonable, however, the specification needs to be more specific as 'lowest limbs' and no quantified distance given for clearance from the building. T5 is a birch within the playground. The tree is in good health. The request to raise the canopy to provide clearance over the playground is reasonable. 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>'. There is little lateral growth on the tree, therefore, the request to prune the entire canopy by 2m, combined with the tree's poor defences should not be permitted.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: Group of approx. 6 Limes (G1, within hedge row on right hand side of entrance driveway) - Clear neighbouring property by up to 2m and raise all over driveway to 5.2m. 1 no. Field Maple (T2-4)- Raise canopy over play and clear building by removing lowest limbs back to stem. 1 no. Birch (T5)- Reduce crown by approx. 2m CONSENT: Group of approx. 6 Limes (G1, within hedge row on right hand side of entrance driveway) - Localised reduction to provide up to 2m from buildings and structures and raise all over driveway to 3m. Group of mixed species (G2) - Remove section of hedge including self-set Pine at end of hedge row. 1 no. Laurel (T1)- Remove Laurel to ground level					

	1 no. Field Maple (T2-4)- Raise canopy over play and clear building by to provide up to 2m clearance from the building and 3m clearance from ground level. 1 no. Birch (T5)- Raise lower canopy over play area to approx. 3m from ground		
Conditions	Standard quality and time		
Notes to applicant	None		
Parish comments	No objection subject to the agreement of the Tree Officer.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration	The Parish comment has been noted.		