

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95164					
Surveyor	Charlotte Holloway					
Address	9A HILTINGBURY CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5NY					
Proposed work	3no. Silver Birch (G1) - Reduce collective crown of 3no. in height and spread by up to 4 metres. 1no. Silver Birch (within G1, identified with red arrow) - Fell to ground level, showing signs of Phytophthora or Armillaria.					
Assessment Date	04/12/23					
Officer comments	The trees form part of a mature group of birch within the rear of the property. They can be seen from the public highway and offer good levels of visual amenity. The applicant has proposed to reduce G1 in height and spread by up to 4m. The height reduction described appears to equate to 'topping' which would expose heart wood and accelerated decay of an established tree, negatively impacting its longevity. BS3998:2010 Tree Work Recommendations states <i>'topping should be used only as a last resort for retaining a valuable tree which would otherwise pose an unacceptable risk'</i>. Previous applications requesting a reduction to these trees highlight concern for proximity to structures during planning in 2014/2015. They have also been cited as the reason for refusal of an extension in 2017. 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>. Therefore, given that no evidence has been provided, as required under Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, to support the requested reduction of trees within G1, pruning should be minimal to clear structures only. The applicant has also proposed to fell 1 birch within the group indicated with the red arrow. The occupier was not in at the time of visit; therefore, an inspection of the lower stem could not be undertaken. The tree appears in fair vitality. The applicant has stated that the tree has a stem bleed, however, has not provided a definitive cause, therefore, an accurate conclusion on management cannot be drawn. The applicant has not provided evidence of the bleed and has stated that they do not have a fear the tree might break or fall. The request to fell the tree is deemed unjustified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO

			X			
Decision notice	REFUSE: 3no. Silver Birch (G1) - Reduce collective crown of 3no. in height and spread by up to 4 metres. 1no. Silver Birch (within G1, identified with red arrow) - Fell to ground level CONSENT: 3no. Silver Birch (G1) - Reduce collective crown of 3no. Birch to provide a maximum of 2m clearance from the building. Cut sizes not to exceed 40mm.					
Conditions	Standard quality and time, plus cut sizes.					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					