

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96525					
Surveyor	Charlotte Holloway					
Address	5 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BA					
Proposed work	1no. Beech (T1) - Fell to ground level. Tree position close to common boundary but on land owned by neighbour at 3 Coultas Road.					
Assessment Date	02/01/23					
Officer comments	The tree is situated on the boundary between 3 and 5 Coultas Road. It can be easily viewed from the public highway, therefore is considered to have good amenity value. The tree appears in good physiological health. The applicant has proposed to fell the tree to ground level. A letter entitled "<i>structural inspection of garden walls at 5 Coultas Road, Chandlers Ford</i>" has been included with the application. This details an aged wall with inappropriate foundation depth. It also cites indirect damage; however, no evidence has been provided to support this statement. The letter does not explore engineering solutions to aid the retention of the tree, some of which would be feasible. The applicant has also provided a letter detailing tree condition. Whilst it is acknowledged that the tree is in proximity to buildings, it has a high canopy break and is sufficiently clear. It has codominant stems, with a union not untypical for the species. It is noted that there is some reaction growth on the western side of the union. The expressed outcome associated with any risk posed by the tree is worst case, not most likely, which should be a consideration when assessing risk. I believe proximity to the wall, or the union alone, would be insufficient justification to remove the tree, however, the combination of both, provides sufficient reason when consideration is given to the presence of the beech to the front of 5 Coultas Road. Therefore, reluctantly tree removal should be permitted. However, this should be conditional on a replacement tree being planted within either 3 or 5 Coultas Road.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	CONSENT: 1no. Beech (T1) - Fell to ground level.					
Conditions	Standard Quality and time plus replant The removal of the tree is conditional upon a replacement tree being planted: One replacement tree within the garden of 3/5 Coultas Road is required. Proposed tree location should be provided to the Council.					

Notes to applicant	None		
Parish comments	None		
Public objection/ support	Support	Objection	Observation
	0	1	1
Objection/ support consideration	The public comments have been considered as part of the decision-making process. For the reasons stated above, it is felt that consent should be granted.		