

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96577
Surveyor	Charlotte Holloway
Address	14 NEWMARKET CLOSE, HORTON HEATH, EASTLEIGH, SO50 7LJ Piper Tree Services
Proposed work	1no. Oak (T1) - Reduce and Reshape by up to 1metre to maintain tree to its surroundings. 1no. Poplar (T2)- Pollard to 6m to maintain tree to its surroundings and avoid limbs becoming too heavy to support themselves. 3no. Oak (T3, T4, T5) Oaks - Fell due to low amenity value to thin the group and accentuate the more mature specimens (suppressed). 1no. Oak (T6) - Fell (dead). 1no. Oak (T7) - Reduce south side by up to 2 metres to maintain tree to its surroundings.
Assessment Date	19/01/24
Officer comments	The trees are all situated to the front of 14 Newmarket Close. They are of mixed age, however, form part of a boundary feature to the property. They are adjacent the highway and offer high levels of public amenity. The applicant has proposed a reduction of up to 1m to T1 and up to 2m to the south side of T2. T1 is the most western of the group and adjacent the property's drive. T2 is the most eastern of the group and in proximity to structures. The proposed reductions are reasonable for the management of the trees within their location, and unlikely to negatively impact the long-term health or amenity value of the tree. The applicant has proposed to pollard T2 to 6m. This tree does not appear to fall under the TPO within this location, however, work described appears to equate to 'topping' which would expose heart wood and accelerated decay of established trees, negatively impacting their longevity. BS3998 states 'topping should be used only as a last resort for retaining a valuable tree which would otherwise pose an unacceptable risk'. This form of management is likely to cause the tree owner future management issues. The applicant has proposed to fell T3, T4, and T5 due to low amenity value. The trees are adjacent to the highway and are fully visible, therefore, are considered to have good visual amenity. Whilst it is acknowledged that the trees are suppressed, they form an understory within the group, screening the property from the road. The applicant has not provided sufficient justification to support the removal of these trees. Under Regulation 14(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 dead trees are exempt from the need to submit an application, therefore T6 can be removed.

Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
				X		
Decision notice	REFUSE: 3no. Oak (T3, T4, T5) Oaks – Fell CONSENT: 1no. Oak (T1) - Reduce and Reshape by up to 1metre 1no. Oak (T7) - Reduce south side by up to 2m					
Conditions	Standard quality and time					
Notes to applicant	Under Regulation 14(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 dead trees are exempt from the need to submit an application, therefore T6 can be removed. T2 is not subject to a TPO.					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					