

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/96912					
Surveyor	SK					
Address	62 THISTLE ROAD, HEDGE END, SOUTHAMPTON, SO30 0TT					
Proposed work	4no Oak (T1,T2,T3 & T4) - Remove to ground level and treat stump with EcoPlugs to prevent regrowth. Reason - Trees have been reported as causing subsidence to adjacent property.					
Assessment Date						
Officer comments	Trees grow to rear of subject property in a distinct landscape group. The are of high amenity and give a pleasant rural backdrop to a suburban road. They grow beyond the boundary fence. The trees are implicated in a subsidence claim at the applicant address. Evidence of oak tree roots has been found near the foundations. Evidence of shrinkable clay soil have been found. Evidence of seasonable movement has not yet been presented: as this is the third and final factor that tips the probability towards trees, it is recommended that this evidence is sought prior to any consent to fell: the trees are significant in the landscape. This requirement is noted in the arb report at para 6.3. Further to this, it is recommended that some assessment of which tree of the 4 cited is the most likely to be causing the damage (which has not been described in the available information, so if slight, may recover without felling). Felling 4 trees for one claim is deemed to be an excessive response, and in this location could foreseeably result in heave as the trees are older than the properties. This is not assessed in the report. The trees are worthy of further evidence and consideration, and reducing the initial number of trees cited if this can be done without impacting the remaining ones.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		x				
Decision notice	REFUSE: 4no Oak (T1,T2,T3 & T4) - Remove to ground level.					
Conditions	n/a					

Notes to applicant	None		
Parish comments	Object on the basis of lack of evidence to support the application. In particular: • A description of the property, including a description of the damage and the crack pattern, the date that the damage first occurred/was noted, • details of any previous underpinning or building work, the geological strata for the site identified from the geological map • measurement of the extent and distribution of vertical movement using level monitoring. However, where level monitoring is not possible, the applicant should state why and provide crack-monitoring data. The data provided must be sufficient to show a pattern of movement consistent with the presence of the implicated tree(s) • proposals and estimated costs of options to repair the damage		
Public objection/ support	Support	Objection	Observation
	0	3	0
Objection/ support consideration	The Parish and public objection shave been noted.		