

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/97542					
Surveyor	Charlotte Holloway					
Address	30 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP					
Proposed work	1no. Oak & 2no. Scots Pine - Removal of the three marked trees, situated precariously at the left-hand side bank of the property besides garages. The trees are unreasonably close to existing garage which has suffered extensive damage due to tree roots under slab & are now at risk of failing or walls collapsing.					
Assessment Date	02/07/24					
Officer comments	The trees are situated within the rear of the property upon a bank. They are prominent features within the landscape offering good levels of visual amenity. The bank appears to have historically been cut into to facilitate construction of garages, which are within a state of disrepair. The bank appears to have suffered erosion. The applicant is proposing to fell three trees due to the impact the trees are alleged to have on the garages. Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 states "<i>appropriate evidence describing any structural damage to property or in relation to tree health or safety, as applicable</i>" should be submitted with an application. Whilst a structural report has been provided, it has not provided sufficient evidence that trees are the material cause of the damage to any of the structures. The report suggests that work is required to facilitate repair. It is noted that planning application F/23/95474 is applicable to this site. Reasons for refusal included insufficient information demonstrating "<i>that the development will not result in a loss or damage to trees within the site and its immediate surroundings</i>" and that the location of the proposed dwellings would create a poor quality living environment, with "<i>the lack of natural light to the dwellings resulting in significant pressure to prune or fell TPO trees, and so detrimentally impact upon the ecological and amenity value of the site and wider locality.</i>" Given the observed poor condition of the garages and the insufficient retaining walls, even to the untrained eye, and the lack of supporting information demonstrating that trees are the material cause in their condition, the removal of these trees has not been justified. Given the prominence of the trees, solutions should be sought to retain trees alongside any repair or development proposals.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO

		X				
Decision notice	REFUSE: 1no. Oak & 2no. Scots Pine - Removal of the three marked trees.					
Conditions						
Notes to applicant						
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		8		1	
Objection/ support consideration	All objections submitted by the residents of the neighbouring properties have been considered during decision-making.					