

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/25/99000
Surveyor	IF
Address	ORCHARD GARDENS CARE HOME, 1 GARNIER DRIVE, BISHOPSTOKE, EASTLEIGH, SO50 6HE
Proposed work	5no. Lime (T88, T97, T99, T100, T102) - Cut back epicormic growth to allow for inspection of base. 1no. Beech (T10) - Dismantle to ground level, interfering with power lines and large vehicles. 1no. Western Red Cedar (T11) - Dismantle to ground level, interfering with power lines. 1no. Horse Chestnut (T36)- Dismantle to ground level, in severe decline & leaning over neighbours' boundary. 1no. Monterey Pine (T57) - Reduce upper crown by 1m spread to reduce loading on main union of upper leader due to worry about limb failing in future. 2no. Holm Oak (T92, T90)- Lift branches over garden to height of 3m, hanging low over neighbours' garden & interfering with sheds. 1no. group of mixed species Acacia (G3) - Clear streetlights.
Assessment Date	18/03/2025
Officer comments	The trees subject to application T/25/99000 are dotted around the grounds of Bishopstoke Park retirement village. Some of the trees originally included in the original proposal have been confirmed as not subject to TPO or to have met Section 14 Dead and Dangerous Exemption, therefore omitted from the proposal. 5no. Lime (T88, T97, T99, T100, T102) are located between Church Road and properties at Burrow Hill Place, they offer good level of public amenity. The proposed works of basal growth removal will not affect trees' health neither their public amenity. It will allow for a thorough assessment of the trees' bases and therefore the proposal is deemed justified. 1no. Horse Chestnut (T36) is subject to TPO 553-E (G1). It is located on the boundary between Twynam Way and properties at St Margaret's Road. The tree appears in decline and leaning towards the rear garden of the neighbours. Although some live buds have been observed, the crown is overall very sparse with tips dieback. The proposal to remove the tree is therefore considered justified due to health and safety (rear garden target). Replanting requirement will apply.

	1no. Monterey Pine (T57) is subject to TPO 417-E (W1), the tree is large and offers high public amenity. The failed large limb is on the ground, some deadwood present but generally the remaining crown appears healthy. The applicant indicated they would like to prune by 1m to reduce the load on the main union, there is a bin store within the target area. The proposed reduction is not likely to cause long-term detrimental effect to the tree's health, it will have some impact on its amenity but not significant, therefore considered justified. 2no. Holm Oak (T92, T90) are subject to TPO 417-E (W4), mature specimens are overhanging the rear garden and outbuildings of number 1 Breach Lane and 1 Burrow Hill Place. Proposed crown lift to 3m above the ground is considered a reasonable management to provide adequate vertical clearance from the outbuildings roofs and is not likely to cause a long-term detrimental effect on the trees' health and vitality. 1no. group of mixed species Acacia (G3) is subject to TPO 417-E (W4), the proposed works to clear streetlights are considered a reasonable management, deadwood removal is exempt from TPO planning permission. 1no. Beech (T10) and 1no. Western Red Cedar (T11) are subject to TPO 417-E (W3) and located between the road and the community centre car park. The trees form a cohesive group with branches of the cedar growing through the beech. They provide very high public amenity, both appear healthy, T10 is a mature large diameter beech. Currently the overhead cables are running through the 2 trees between the community centre and the properties across the road into another tree's canopy. The vertical clearance from the highway is good 5 metres currently, large vehicles passed under the branches overhanging the road during the site visit without any issue. Removal of 2 healthy appearing trees offering such high public amenity is considered unjustified. Selective pruning can be applied to resolve the cable issues, otherwise EBC will require a statement from a relevant utility company (a statutory undertaker) confirming both trees pose risk to the overhead cables that cannot be mitigated by selective branch pruning and both must be felled for that reason.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			x			
Decision notice	Refuse: 1no. Beech (T10) - Dismantle to ground level, interfering with power lines and large vehicles.					

	1no. Western Red Cedar (T11) - Dismantle to ground level, interfering with power lines. Consent: 5no. Lime (T88, T97, T99, T100, T102) - Cut back epicormic to allow for inspection of base. 1no. Horse Chestnut (T36)- Dismantle to ground level, in severe decline & leaning over neighbours' boundary. 1no. Monterey Pine (T57) - Reduce upper crown by 1m spread to reduce loading on main union of upper leader due to worry about limb failing in future. 2no. Holm Oak (T92, T90)- Lift branches over garden to height of 3m, hanging low over neighbours' garden & interfering with sheds. 1no. group of mixed species Acacia (G3) - Clear streetlights. 1no. Beech (T10) and 1no. Western Red Cedar (T11) – Pruning of selective branches touching the overhead cables.		
Conditions	Replacement of T36 with 1 x tree of any native species with min girth of 12cm.		
Notes to applicant			
Parish comments	None received.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration			