



The Planning
Inspectorate

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For official use only

Date Received

Appeal Ref

TREE PRESERVATION ORDER (TPO) APPEAL FORM
The Town and Country Planning (Tree Preservation) (England)
Regulations 2012 – SI No. 605, Regulation 19

Before completing this form please read "Guide for Appellants (Tree Preservation Orders – consents for works)"

WARNING

Your appeal must reach the Planning Inspectorate within 28 days from receipt of the decision against which you are appealing.

Appeals received after the deadline will only be accepted in exceptional circumstances.

If you need this document in large print, on audio tape, in another language or in Braille, please call 0303 444 5000.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT

Name ROSEMARY HAMILTON (APP IN NAME OF ROMIE HAMILTON)

Address 118 PARK ROAD, CHANDLERS FORD

Postcode SO53 1HY

Daytime Tel 07713 927299

Email [REDACTED]

I prefer to be contacted by: Email ☒ Post ☐

B. AGENT: If acting on behalf of the appellant, you will be our main contact on all matters relating to this appeal and we will direct all queries and correspondence to you. It will be your responsibility to keep the appellant informed.

Name ANDREW HARRIS

Organisation TREEMENDERS

Address GREEN FIELDS, NORTH GORLEY

Postcode SP6 2PL

Daytime Tel [REDACTED]

Email [REDACTED]

I prefer to be contacted by: Email ☒ Post ☐

June 2020

C. APPEAL SITE

Address where the appeal tree is (trees are) located:

116 PARK ROAD (Neighbour) SO53 1HY

Do you own the site: Yes ☐ No ☒

If no

1) give details of your interest in the site (eg tenant, neighbour): Neighbour

2) give the name and address (if different from the above) of the owner and/or occupier of the site. We will need to contact them to make arrangements for our Inspector to gain access to the site:

MELAN YOUNG, 116 PARK ROAD, CHANDLER FORD SO53 1HY

D. COUNCIL/DECISION

Council: CASTLEIGH

Council Contact Name: CHARLOTTE HOLLAND

Telephone Number: 02380 681155 NOT PROVIDED!

Full title of tree preservation order (if known):

Date of Council's decision (if applicable): 4 FEB/2025

E. APPEAL

Please tick only the relevant boxes.

I am appealing against:

The Council's refusal of consent



The Council's failure to issue a decision (deemed refusal of consent)



Condition(s) attached to the consent



The Council's refusal to agree a matter that required their agreement under the terms of a condition of consent.



F. GROUNDS OF APPEAL

G. PROCEDURE – (See Section 9 of the Guide for Appellants before making your choice)

Appeals dealt with by the Fast Track procedure are usually decided more quickly than those which proceed through a hearing or a more formal local inquiry and because of this we recommend the Fast Track procedure.

However, if you or the Council ask to be heard by the Inspector we will organise a hearing which will take the form of a round table discussion. In very exceptional cases, where complex legal matters are at issue, a substantial number of third parties are involved and/or formal cross examination is warranted, we may decide to hold an inquiry.

Please tick one box only.

I wish my appeal to be decided through the Fast Track procedure



I wish to appear and be heard by an Inspector



H. SITE VISIT – Please note: no discussion about the merits of the case will take place during the site visit.

Are you willing for an Inspector to enter the site and conduct the visit unaccompanied?

Yes



No



If Yes, please give details below of anything the Inspector needs to know with regard to how to access the site:

If No, please outline below why this is not possible, why you need to be there or why you need to be represented during the Inspector's visit:

Are there any Health and Safety concerns that the Inspector will need to be aware of prior to the site visit?

Yes



No



If Yes, please detail the concerns below:

I. SUPPORTING DOCUMENTS

F. GROUNDS OF APPEAL (cont)

It is difficult to add significantly more to this case than as present on the original application.

The trees are mature Douglas Fir dissecting the front of the two properties and within a 4 metres of each.

Aside of the inappropriate size and species for the area there are additional complications.....

House 118 have called in the services of a structural engineer (WRD Engineers) to undertake a structural survey due to internal and external cracking appearing in the property.

The survey concludes that the trees are the likely cause.

It is not viable to reduce these trees without significantly reducing the "amenity" value and removal of the closer ones, would simply expose the remaining trees to weather conditions which are more likely to cause failure due to the symbiotic nature of the line.

There are 17 Consultees on this with NO objections and only one comment from the Parish Council which is effectively "Leave to Officers"

The Tree Officer has refused this application on the basis of no supporting evidence which is surprising given the attached Structural report - The applicant is unsure of what further evidence should be supplied to support this application and is concerned that, should this appeal take as long as others in the area, further damage may occur to the house which they will be obliged to place the burden of fault upon Eastleigh TC.

The Applicant is also aware that this is one of a number of appeals against this particular tree officer and that she is not an employee of Eastleigh TC but a consultant. Therefore, the applicant would appreciate another opinion on the damage to the property, the likely causes and solutions

Please continue at section K or on a separate sheet if necessary

Please provide at least one reason for each of the boxes you have ticked in section E. You must explain fully why you disagree with the council's decision, where one has been issued. To do this, you need to go through the reasons for the decision, and explain why you disagree. Only the reasons within the council's decision and the reasons put forward by you at application stage should be included on your appeal form. You should not introduce any new reasons for the appeal.

Your appeal should relate to the same works as those specified in your application to the council. Exceptionally we may be able to accept your appeal even if you are seeking a variation to the works originally applied for. We will only be able to do so if the changes do not materially alter the nature of the application and, if no one who should have been consulted about the proposed works would be prejudiced by our doing so. For instance, you may have originally applied for consent to crown thin a tree by reducing the percentage of leaf area by 20%, whereas on appeal you may seek a lesser reduction of 10%. However if on appeal you appear to be seeking more works than originally applied for, it is recommended that you submit a new application to the council rather than seek to amend your original application at appeal stage because the Inspector will not consider any works above those which were put forward in your application form.

Similar limitations apply in respect of the reasons you give for seeking consent, especially under the fast-track procedure where the council has no opportunity to respond to your grounds of appeal. The Inspector will only consider the matters that were before your council when the decision on your application was made. This means that if the reason you submitted on your application form was that the tree was causing overshadowing, you should not, on appeal make a claim that tree roots are causing subsidence. If you want to make a different case for the work applied for you should make a fresh application to the council.

We will also look at the original application to check that it clearly specifies the proposed work. If we decide that the works you have applied for are so vague that we cannot be sure how much work is involved, we may decide that the appeal is invalid and reject it. For example it is not sufficient to specify that you want to remove some of the lower branches, or you wish to reduce the tree by 15%. This is too vague and fails to indicate the extent of the works.

If you choose the recommended Fast Track appeal procedure (see section G) the reasons you set out below will be treated as your statement of case. It is important that you set them out in full because you will not get an opportunity to add to them later.

The decision on your appeal will take into account the contribution that the tree(s) make to the character and appearance of the area and the reasons set in support of your application/appeal. Please bear in mind that the Planning Inspectorate has no jurisdiction to resolve allegations of maladministration or complaints about the time taken by the Council to issue a decision, since such matters are not relevant to the merits of the proposal.

If you are appealing to fell a tree or against a condition requiring replacement planting please indicate the species and size of any tree(s) you would be prepared to plant if the appeal were to be allowed:

Number of trees and Species:

SMALL NATIVE BROADLEAF - SORBUS, BETULA, ALNUS

Size:

8-10 - STANDARDS

In support of your appeal form please send a copy of your application for consent and a copy of the Council's decision (where one has been issued).

Please tick the boxes to show which documents you are enclosing and list any other documents you are submitting in the space below. If you cannot send a copy of the tree preservation order - we will ask the Council to send a copy together with the relevant background papers.

I enclose:

1. A copy of my application for consent

1 ☒

If you do not have a copy of your application please state the council's application reference number here (it should be stated on your decision if one was made):

T/24/98630

2. A copy of the Council's decision (if one was issued)

2 ☒

3. CONFIRMATION

DECLARATION

June 2020

1. I understand that:

- a) the Planning Inspectorate may use the information I have given for official purposes in connection with the processing of my appeal.
- b) details from this form, including my name, the site description and reasons for making this appeal may appear on the Appeals Casework Portal.

By signing this form I am agreeing to the above use of the information I have provided.

2. I have completed all sections of the appeal form and confirm that the details are correct to the best of my knowledge.

3. I have [redacted] **measures to the Council.**

Signature

Date

2/3/24

Name (in capitals) ANDREW HARRIS

On behalf of (if applicable) ROSEMARY HARRISON

For more information about how we process your personal information please see "A Guide for Appellants (Tree Preservation Orders- consents for works)."

Please send the completed form and supporting documents to:

Trees and Hedges
Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5000
or e-mail it to: treelandhedgesappeals@planninginspectorate.gov.uk

What happens next:

1. You must send a copy of this completed form to the Council including copies of any supporting documents you send to us.
2. When we receive your appeal form we will check it against background documents supplied by the Council before telling you whether your appeal is valid.
3. At the end of the appeal process we will send you the Inspector's decision, including the reasoning in writing.

K. SUPPLEMENTARY SHEET