

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/311/TE
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NOTATION:

The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 189 Parkway, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Removal of Fir tree located in rear garden

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

POLICY EM3

(Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.)

CONSULTATIONS: The application was advertised by means of neighbour notification and no representations were received

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and no representations were received.

DISCUSSION:

The tree in question is a semi-mature Leyland cypress approximately 7m tall growing with the rear garden. The tree appears to have normal vigour and health. The form of the tree is poor as it a twin stem tree with included bark union. The tree has been pruned harshly in the past further affecting its form. In addition the tree is growing within a small raised bed which limits the future viability of this tree.

The tree does not contribute to the landscape due to its poor form and past management. The applicant wishes to remove the tree. In light of its poor management and the location of this tree there is no objection to its removal. A replacement has not been requested as the area for in question is not suitable for tree planting.

CONCLUSION:

The works requested would have no affect on the overall amenity in this area and is considered appropriate.

RECOMMENDATION: Approval

CONDITIONS:

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.
3. This consent or copy hereof shall be annexed to the Conveyance.
4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.
5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

SUMMARY OF REASONS FOR APPROVAL OF PERMISSION:

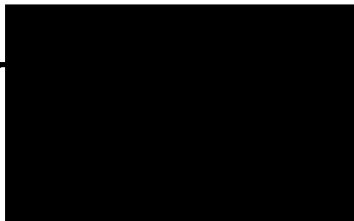
The proposed work to remove conifer would not result in the loss of landscaping that would harm the character and appearance of the area in which is located and the reason for the works is sufficient. The proposed works therefore comply with the provisions of Policy EM3 and would maintain the amenities and values of the area

INFORMATIVES:

DRAWING NUMBERS:

Site Location Plan supplied with application.

Signature of author



Date...25/3/2010.....