

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

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| APPLICATION No: | N6/2011/2343/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: 12 Rooks Hill, WGC

DESCRIPTION OF PROPOSAL: Reduce Acacia tree by upto 15%

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 one representation was received stating that they rather the tree was removed.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and one representation stating that they would rather the tree was removed.

DISCUSSION:

The tree in question is growing in the front garden of 12 Rooks Hill along the front boundary of the property.

Initially the application stated that the tree was an oak it is in fact an Acacia tree. This has little bearing in the outcome of this application assessment.

The tree is a mature tree approximately 11m tall with average vigour and health. The crown of the tree is spreading and oversails the drive at 12 Rooks Hill and into the adjacent drive. Some deadwood was noted within the crown at the time of inspection.

The applicant wishes to reduce the crown of the tree by upto 15%. This proposed work would reduce the spread of the tree whilst maintaining its shape and form. It would also allow the removal of some of the deadwood.

Given the spreading nature of this tree and the presence of deadwood within its crown the work proposed is considered appropriate.

There will be no overall effect on the amenity value of tree or the surrounding landscape.

The representation from the neighbour stated that they wish for the tree to be removed raising concerns about the deadwood and the roots of the tree. Many of the concerns raised relate to a perceived threat of what the roots might be damaging which is not justification in itself to remove the tree. The deadwood is likely to be removed or at least significantly reduced when the pruning works are carried out.

CONCLUSION:

The proposed work is considered appropriate and would not have any overall effect on the amenity value of the surrounding landscape. Sufficient justification has been given for the work.

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:

The proposal to reduce the Acacia by upto 15% would not harm the character and appearance of the area in which it is located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

DRAWING NUMBERS:

Site Location Plan supplied with application.

Signature of author  Date: 18/11/2011

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

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|------------------------|------------------------|
| APPLICATION No: | N6/2011/2343/TC |
|------------------------|------------------------|

NOTATION:

The site lies within Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 12 Rooks Hill, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Reduce oak tree by upto 15%

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS 5: Planning for the Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

GBSP2: Towns and specified settlements

D8 - Landscaping

Policy GBSP2 – Towns and Specified Settlements

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS: The application was advertised by means of neighbour notification and one representation was received stating that they rather the tree was removed.

DISCUSSION:

PPS5 outlines a presumption in favour of the conservation of the historic environment. In this context the proposal should either sustain or where appropriate enhance the historic environment. Policy HE7 of PPS5 outlines that the more significant the element of the historic environment that may be affected by the relevant proposal the greater the presumption in favour of conservation.

The tree in question is growing in the front garden of 12 Rooks Hill along the front boundary of the property.

Initially the application stated that the tree was an oak it is in fact an Acacia tree. This has little bearing in the outcome of this application assessment.

The tree is a mature tree approximately 11m tall with average vigour and health. The crown of the tree is spreading and oversails the drive at 12 Rooks Hill and into the adjacent drive. Some deadwood was noted within the crown at the time of inspection.

The applicant wishes to reduce the crown of the tree by upto 15%. This proposed work would reduce the spread of the tree whilst maintaining its shape and form. It would also allow the removal of some of the deadwood.

Given the spreading nature of this tree and the presence of deadwood within its crown the work proposed is considered appropriate.

There will be no overall effect on the amenity value of tree or the surrounding landscape.

The representation from the neighbour stated that they wish for the tree to be removed raising concerns about the deadwood and the roots of the tree. Many of the concerns raised relate to a perceived threat of what the roots might be damaging which is not justification in itself to remove the tree. The deadwood is likely to be removed or at least significantly reduced when the pruning works are carried out.

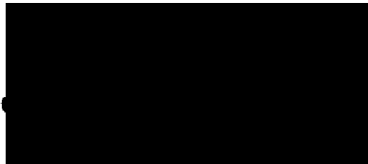
CONCLUSION: The proposed work is considered appropriate.

RECOMMENDATION: No Objection.

INFORMATIVES:

DRAWING NUMBERS: No plan supplied but photographs supplied and dated received 10th October 2011.

Signature of author



Date; 18/11/2011