

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2011/2602/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: 48 Rooks Hill, WGC

DESCRIPTION OF PROPOSAL: Reduce Cherry tree by 35%

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 cherry growing within the front garden of 48 Rooks Hill. It is a multi-stem tree approximately 8m tall. The tree is in average health with normal vigour. There is a tight fork at the base of the tree where it splits into several stems that appears to be included. Included unions are areas where the wood has not fused together properly and the union is therefore weaker than usual. Some crossing and rubbing branches were also noted within the crown.

The applicant wishes to reduce the tree by 35%. Given the structural issues with this tree a reduction is considered appropriate management. The work will reduce the weight and leverage on the weak union and reduce the crossing and rubbing branches.

The overall amenity value of the tree will not be significantly affected.

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 a cherry by 35% 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.

INFORMATIVES:.

DRAWING NUMBERS:

Site Location Plan supplied and date stamped 29th November 2011

Signature of author



Date: 06/01/2012

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT**

APPLICATION No:	N6/2011/2603/TC
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NOTATION:

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

DESCRIPTION OF SITE: 48 Rooks Hill, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Reduce Cherry tree by 35%

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 no representations were received.

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 a semi-mature cherry growing within the front garden of 48 Rooks Hill. It is a multi-stem tree approximately 8m tall. The tree is in average health with normal vigour. There is a tight fork at the base of the tree where it splits into several stems that appears to be included. Included unions are areas where the

wood has not fused together properly and the union is therefore weaker than usual. Some crossing and rubbing branches were also noted within the crown.

The applicant wishes to reduce the tree by 35%. Given the structural issues with this tree a reduction is considered appropriate management. The work will reduce the weight and leverage on the weak union and reduce the crossing and rubbing branches.

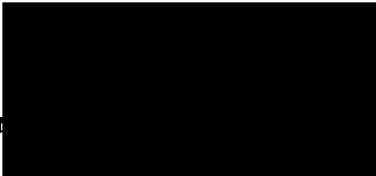
The overall amenity value of the tree will not be significantly affected.

CONCLUSION: The proposed work is considered appropriate.

RECOMMENDATION: No Objection.

INFORMATIVES:

DRAWING NUMBERS: Plan supplied and dated stamped 29th November 2011

Signature of author  Date; 06/01/2012