

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2012/2049/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: 159 Parkway, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Fell three Leyland cypress trees and one Lawson Cypress tree

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 have been received.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

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

DISCUSSION:

The trees in question are growing within the rear garden of 159 Parkway Welwyn Garden City.

The trees consist of three Leyland cypress and one Lawson cypress. All appear in good health and condition. The trees are growing within a small congested area of the garden. The trees average about 8m tall and are encroaching upon one another and other vegetation in this area. The applicant wishes to remove the trees because they have outgrown their location. Pruning the trees is not a viable option as the work would have to be so severe that it would affect the health of the tree.

In light of the above there is no objection to the above works. Replacement planting is not required as the tree removal will not harm the character of the area and there is already other sufficient vegetation within the garden.

CONCLUSION:

The proposed work is considered appropriate. 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 proposed work would not harm the character and appearance of the area in which they are located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:

Plan supplied and date stamped 20th September 2012

Signature of auth



te: 01/11/2012