

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
WORKS TO TPO TREES DELEGATED REPORT

APPLICATION No:	<u>S6/2007/1003/TP</u>
LOCATION:	Woodland Plot next to Coverack, Cuffley
PROPOSAL:	<u>Felling of 4 Hornbeams, 4 Ash, 1 Oak and 1 Cedar</u>

DESCRIPTION OF PROPOSAL: Felling of 4 Hornbeams, 4 Ash trees, 1 Oak tree and 1 Cedar Tree covered by W1 TPO 72

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:
R17 – Trees, Woodland and Hedgerows
D2 – Character and Context

PARISH COUNCIL COMMENTS:

None

REPRESENTATIONS:

None

DISCUSSION:

The trees in question are growing within a woodland area adjacent to Coverack Cuffley. All trees have been marked by the applicant prior to my site visit.

The Oak to the front of the site is leaning out over the highway and in time will become an unacceptable risk if left unchecked, I therefore have no objections to the felling of this tree.

The Cedar is dead and therefore there is no objection to its removal.

The four Ash trees are adjacent to the boundary with the adjacent property and are near the buildings. Two of the Ash have been damaged and lost main branches or stems. There is also evidence that the Ash trees have succumbed to a fungus called *Inonotus hispidus* which weakens the tree and makes it more prone to failure. I therefore have no objections to the felling of the Ash on health and safety grounds.

The four Hornbeam appear in good health with normal vigour and although near the adjacent property do not pose a significant safety risk. The applicant has indicated

that these trees have caused damage to the adjacent property, however the damage to the garage has not been substantiated with any evidence which implicates the Hornbeams. I therefore feel there is no justification for the removal of the trees at present.

RECOMMENDATION: APPROVAL WITH CONDITIONS

I recommend that the felling of the Oak, Cedar and 4 Ash be approved as these trees are likely to become a health and safety risk

- 1. T1 – Tree Works Standard Time Limit
- 2. T2 – Works in Accordance with BS Standards

REASON FOR APPROVAL

The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 R17 and D2), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer’s report which can be inspected at these offices).

RECOMMENDATION: REFUSAL REASON (S)

I recommend that felling of the 4 Hornbeam be refused as no evidence has been supplied implicating the trees with the damage to the adjacent garage. The proposal is thereby contrary to policies R17 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS: Site Location Plan & Location of Trees

Author..... Date.....