

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

APPLICATION No:	<u>S6/2007/1142/TP</u>
LOCATION:	11 Gorse Way Hatfield
PROPOSAL:	<u>Crown reduction of 30% to Tree T3 Covered by TPO 249</u>

DESCRIPTION OF PROPOSAL:

Crown reduction of 30% to Tree T3 Covered by TPO 249

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:

No comments

REPRESENTATIONS:

No comments

DISCUSSION:

The tree in question is a mature Lime located within the rear garden of 11 Gorse Way Hatfield. The tree is in good condition with normal vigour and health. The crown of the tree is spreading and is now encroaching upon the roof of the property and the adjacent garage. There is also encroachment upon the neighbours garden. A crown reduction of 30% would abate the encroachment whilst maintaining the shape of the tree. The works would have little affect on the amenity value of the tree.

RECOMMENDATION: APPROVAL WITH CONDITIONS:

I recommend that the application be approved as the work is to abate encroachment onto buildings and property. The works would have minimal affect on the amenity value of the tree.

CONDITIONS:

T1 – Standard Condition

T2 – Standard Condition

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).

DRAWING NUMBERS:

Site Location Plan dated 30 July 2007

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