

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

APPLICATION No:	<u>S6/2007/1689/TP</u>
LOCATION:	24 Buttercup Close Hatfield
PROPOSAL:	<u>Works to Lime tree covered by TPO 249 T4</u>

DESCRIPTION OF PROPOSAL:

Works comprise thinning of the canopy by 25% and cutting back over garage and garden of No. 13 Gorseway by 20%

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:

One – support the application

DISCUSSION:

A site visit was carried out to assess the proposed work and the impact on the Lime tree within the rear garden of 24 Buttercup Close. The proposed works are to lift and cut back over garden of No 13 Gorseway by 20% and thin canopy by 25%.

The Lime is a mature tree with normal vigour and health. The crown of the tree is spreading and overhangs the rear garden of 13 Gorseway significantly.

The lifting and cutting back of the tree by 20% would reduce the encroachment upon the rear garden and have little affect on the amenity of the tree.

The thinning of the canopy by 25% would remove a lot of the internal growth and would lead to there being most of the growth and weight at the end of the branches. This end weighting could cause structural problems for the tree and may lead to branch failure. A significant thin (of 25%) in addition to the 20% cut back of the overhang would be a significant reduction of the amount of foliage and would likely have detrimental affect on the amenity value and possibly the health of the tree.

SPLIT DECISION

RECOMMENDATION: APPROVAL WITH CONDITIONS

TPO 249 - T4 – lift and cut back over garden of 13 Gorseway by 20%

- 1. T1
- 2. T2

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)

TPO 249 – T4- thin canopy by 25%

1. The proposed thinning of the canopy by 25% would be likely to cause structural problems to the lime tree and may lead to branch failure. The reduction of the foliage of 25% taken together with the 20% cut back hereby approved would be significant and would be likely to have a detrimental affect on the amenity value and health of the tree detrimental to policies R17 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS: Site location plan & Tree Plan for 24 Buttercup Close 003/93 received and dated 12 November 2007

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