

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

APPLICATION No:	<u>S6/2007/1720/TP</u>
LOCATION:	5 Hook Lane, Cuffley, Potters Bar
PROPOSAL:	<u>Works to Lop and prune Oak tree covered by TPO</u> <u>178 by 20%</u>

DESCRIPTION OF PROPOSAL:

Works to Oak Tree covered by TPO 178 (to front of site) – reducing tree 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:

None

DISCUSSION: A site visit was undertaken to assess the potential impact of the proposed works on the Oak tree opposite 5 Hooks Lane. The specification for the works is not clear as it does not indicate how much the tree would be pruned by. Clarification has been sort regarding the amount of pruning proposed (e-mail attached). The pruning works requested is a 20% Crown reduction.

The Oak tree is a mature tree with normal vigour and health. The crown of the tree is spreading and overhangs the road significantly. The top of the tree looks to have been pruned or has broken out in the past. A crown reduction of 20% if carried out in accordance with BS 3998 would reduce the spread of the crown all over whilst retaining the shape of the tree. Due to the spreading nature of the tree and its proximity to the road and adjacent properties this work is appropriate. The works would have minimal affect on the amenity value of the tree.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Oak – part of TPO178 ref G3 approve 20% Crown reduction

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).

DRAWING NUMBERS:

Site Location Plan & Block Plan received and dated 15th October 2007

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