

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

<b>APPLICATION No:</b>	<b><u>S6/2009/2489/TP</u></b>
<b>LOCATION:</b>	<b>Woodland Plot next to Coverack, The Ridgeway, Cuffley</b>
<b>PROPOSAL:</b>	<b><u>Fell three oak trees, T11, T12 and T13 covered by TPO 72 W1</u></b>

**DESCRIPTION OF PROPOSAL:** Fell three oak trees, T11, T12 and T13 covered by TPO 72 W1

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy  
None

East of England Plan 2008  
ENV2: Landscape Character

Hertfordshire Structure Plan Review 1991 – 2011  
None

Welwyn Hatfield District Plan 2005  
GBSP1: Definition of Green Belt  
R17: Trees, Woodland and Hedgerows  
D2: Character and Context  
D8: Landscaping  
RA10: Landscape Character Area and Region

**PARISH COUNCIL COMMENTS:**

None received

**REPRESENTATIONS:**

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

**DISCUSSION:**

All three trees are mature oak, located directly adjacent to the road. All three trees have a height of between 12 to 14 metres.

T11 has a drawn up crown, with most branches occurring on the road side of the tree due to crowding by adjacent trees. Deadwood is clearly visible in the crown, up to 20cm in diameter. The tree has a heavy infestation of ivy.

T12's crown has been badly damaged, with the loss of several large limbs, this was probably snow storm damage in October 2008. Severe die back is visible in crown.

T13's small remaining crown appears to be dead with the epicormic growth on the stem alive.

With the removal of these three trees the woodland will become more open. It would be appropriate to plant replacement of the same species in the same location.

## **INFORMATIVE**

Due to the location in which these trees stand it would be appropriate woodland management to monolith these trees (remove the crown and leave a standing stump). Standing deadwood is an invaluable addition to the biodiversity of a woodland.

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **CONDITIONS**

- 1 The works hereby approved shall be undertaken within three years of the date of this notice.

REASON: To ensure that works to trees are undertaken within an appropriate time scale, after which time reconsideration of their suitability should take place

- 2 The works hereby approved shall be undertaken in accordance with the British Standard 3998 (Tree Work) and by an appropriately qualified person

REASON: To ensure that any works undertaken comply with arboricultural best practice.

- 3 No works to the tree(s) hereby approved shall commence until details of a suitable replacement tree have been submitted to and approved in writing by the council. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details unless otherwise agreed in writing by the council.

REASON: Replacement trees are required given the current amenity value of the tree(s) and consent is only given for the works because of the likelihood of failure.

**REASON FOR APPROVAL:** The proposal has been considered against development plan policies (i.e. East of England Plan 2008 ENV2, Welwyn Hatfield District Plan 2005 GBSP1, R17, D2, D8, RA10), 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: Location plan received and dated 25<sup>th</sup> November 2009**

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**Date 14<sup>th</sup> December 2009**