

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/22/TE
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NOTATION:

The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 12 Fordwich Road , Welwyn Garden City

DESCRIPTION OF PROPOSAL: Reduce Hawthorn Hedge in height and layer lower level, reduce whitebeam tree by 30% plus and prune two Silver birch trees and one cherry

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

POLICY EM3

(Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.)

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

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

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

DISCUSSION:

The trees and hedges in question are located in the front communal area of 6,8,10 and 12 Fordwich Road.

The hedge is adjacent to 12 Fordwich Road. It has not be managed for some time and has become tall and leggy. In addition there is a significant amount of ivy growing amongst it. The applicant wishes to reduce the hedge and layer it. This work should form a more formal hedge whilst retaining some cover. This work is considered appropriate as it will enhance the look of the hedge.

The Whitebeam is mature tree growing outside no. 10. This tree appears in good health with normal vigour. The applicant wishes to reduce the crown of this tree by 30% as it is beginning to encroach upon the buildings. Because of the encroachment this work is considered appropriate.

The two birch trees are adjacent to the garages. Both trees appear to be in good health with normal vigour, however their form and structure are poor. The applicant wishes to reduce both trees by 30%. Ordinarily reducing this species of tree by this amount would not be recommend, however due to their poor form it would be appropriate in this instance.

The cherry is also located adjacent to garages. It appears to be in good health with normal vigour. The crown of the tree is spreading and overhangs garages. The applicant wishes to reduce the crown of the tree by 30%. Due to the spread and overhang of the crown this work is considered appropriate.

CONCLUSION:

The works requested are considered appropriate and inline with good arboricultural practise.

RECOMMENDATION: Approval

CONDITIONS:

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.
3. This consent or copy hereof shall be annexed to the Conveyance.
4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.
5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. That the works hereby approved are carried out in accordance with BS 3998: Recommendations for tree work.

REASON: To ensure that he works are carried out in line with current best practise.

SUMMARY OF REASONS FOR APPROVAL OF PERMISSION:

The proposed work to reduce the hawthorn hedge, reduce the Whitebeam, two Silver birches and the cherry wou;d not result in the loss of landscaping that would harm the character and appearance of the area in which is located and the reason for the works is sufficient. The proposed works therefore comply with the provisions of Policy EM3 and would maintain the amenities and values of the area.

INFORMATIVES:

DRAWING NUMBERS:

Site Location Plan supplied with application.

Signature of author..... Date.....