

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

APPLICATION No:	<u>S6/2010/0443/TP</u>
LOCATION:	8 Hook Lane, Northaw
PROPOSAL:	<u>Remove 20% of the height from oak tree covered by TPO 119 T12.</u>

DESCRIPTION OF PROPOSAL: Remove 20% of the height from the oak tree covered by TPO119 T12 to maintain the good health of the tree.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy
PPG2: Green Belts

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:

Tree T12 is a fully mature oak within the rear garden of the above property. It is one of a line of oak which once marked the boundary of the adjacent field.

Overall the tree appears to be in a poor state of health. Two metres of the crowns apex have died and deadwood (>8cm diameter) can be seen throughout the crown. The tree has predominantly died on the north west side. The diameter at breast height is approximately 50cm. The butt of the tree has

extensive occluding damage with the heartwood visible. Approximately 40cm of healthy bark remain.

The living branches show 3cm of extension growth last year. In recent years some epicormic growth has flushed through the crown.

The tree has a crown lift of three metres. It has previously had no major pruning works carried out on it although one primary branch has been shortened back.

Although reducing the height of a tree i.e. topping, is an out of date method of tree pruning and now frowned upon, it is a happy medium in this particular case. The tree is in obvious decline but the crown is still present on the residential side of the tree and it appears to have a reasonable number of healthy buds. The side of the tree which has suffered die back is on the field side and can not be commonly seen. Removing the top 20% combined with a deadwood will reduce the likelihood of partial failure whilst giving more years of enjoyment.

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.

REASON FOR APPROVAL: The proposal has been considered against development plan policies (i.e. National Policy PPG2, 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 3rd March 2010

Author..... Date.....28th April 2010.....