

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

APPLICATION No:	<u>S6/2010/2996/TP</u>
LOCATION:	Wing 4 Warrenwood, Kentish Lane, Brookmans Park
PROPOSAL:	<u>To reduce the lowest branch on the SSW side of the tree back by six meters, to a suitable pruning point.</u>

DESCRIPTION OF PROPOSAL: To reduce the lowest branch on the SSW side of the tree back by six meters, to a suitable pruning point on an oak tree covered by TPO 3 T3.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

East of England Plan 2008

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 one was received. An adjacent neighbour objects to the tree being cut as the tree has a preservation order on it.

DISCUSSION:

The oak tree in question stands within the property of Wing 4 Warrenwood. The applicant is an adjacent neighbour at The Folly, Warrenwood. This site was once part of a larger property and has been developed into small residential units with associated land.

A full ground inspection of the tree was not undertaken but the crown could be seen from many vantage points. The tree is a fully mature, English oak. It appears to be in reasonable health. Some pieces of deadwood are present in the crown but not an unusual amount for a tree of this age and species. The crown shows some minor

historical damage, with a few small broken branches visible in the crown which are not imminently dangerous.

The application proposal was 'removal of overhanging oak tree branches (3% covered by TPO T3'. As this proposal seemed confused, discussion on site established that the desire was to trim back one branch which overhangs an outbuilding. The proposal has been amended with agreement by the applicant.

The reasons given for pruning are that the branches are dangerous as some have fallen and they are damaging the roof tiles. The branch above the roof does grow very close to the roof but it is not physically encroaching onto the roof. Broken tiles are visible but these could have been caused by a branch which recently fell out of the tree. It is unclear as to where the branch fell from but there are several small broken branches in the crown and it is possible that it had already failed and had been hanging in the tree.

The branch does extend a little beyond the natural crown outline. This could leave the branch more susceptible to failure in unusual weather conditions. Trimming back this branch as requested would bring the extent of the branch into the natural crown shape of the tree.

One representation was received, objecting to the application as the tree has a preservation order on it. Tree Preservation Orders are not designed to obstruct the appropriate management of trees.

The branch has no physical features to indicate that it has an increased likelihood of failure, apart from it protrudes slightly from the crown. As this work is minimal it will not affect the amenity of the tree. There are appropriate pruning points along this branch. There are no objections to the trimming back of the branch.

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, East of England Plan 2008, 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 18th January 2011

Author:.....

Date:...24th February 2011.....