

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2011/454/TE</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE:** 22 Rooks Hill, WGC

**DESCRIPTION OF PROPOSAL:** Fell Horse Chestnut tree to ground level, two conifer trees and reduce and shape Thorn tree by 25%

**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 Horse Chestnut tree is located in the rear garden of 22 Rooks Hill along the eastern boundary. It is mature tree approximately 8m tall. At the time of the inspection the tree was just coming into leaf and showing signs of normal vigour. On the main stem of the tree there is a lot of dark staining which is indicative of bleeding canker. Bleeding canker is a bacterium that affects horse chestnuts causing exudations, splits along the stems and branches and can lead to the death of the tree. On this tree a large longitudinal split was noted on the main stem and some more minor cracking was noted within the crown. Unfortunately when signs of splitting occur on the tree the bacterium is normally at an advanced stage and the tree will deteriorate fairly rapidly. This may not manifest itself within the crown at first, however, it will have a significant affect in the structural strength of the tree. The applicant wishes to remove the tree. Given the ailing condition of the tree there is no objection to its removal.

Replacement planting is requested as a condition to ensure tree cover in this area is maintained.

The two conifers within the rear garden are small semi-mature trees approximately 3m tall. Both are poor specimens which have very little amenity value and do not contribute the landscape as a whole. The applicant wishes to remove these trees. There is no objection to this request.

The thorn tree is a growing along the front boundary of the front garden. This is a semi-mature tree in good condition with normal vigour and health. The tree has a spreading crown which hangs low over the public footway. The applicant wishes to reduce the tree by 25%. Given the spreading nature of the tree there is no objection to the proposed work.

**CONCLUSION:**

The proposed work is considered appropriate. Sufficient justification has been given for the work.

**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. Prior to the removal of the trees, hereby approved, a replacement tree shall be replanted in within the rear garden. Details of proposed species, size and location of the tree shall be submitted to and approved in writing by the local planning authority. Subsequently, the tree shall be planted in the first planting season following removal unless otherwise agreed in writing by the local planning authority.

REASON: To maintain the level of tree cover in the area in accordance with Policy EM3 of the Estate Management Scheme

**SUMMARY OF REASONS FOR APPROVAL:**

The proposal Fell Horse Chestnut tree to ground level, two conifer trees and reduce and shape Thorn tree by 25% is appropriate. Sufficient justification for the works has

been given and therefore the proposed works comply with the provisions of Policy EM3.

**DRAWING NUMBERS:**

Site Location Plan supplied with application.

**Signature of author..... Date: 15/04/2011**