

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

APPLICATION No:	<u>S6/2012/118/TP</u>
LOCATION:	Land at Parkhouse Court, Hatfield
PROPOSAL:	Works to trees covered by TPO301 (see Schedule).

DESCRIPTION OF PROPOSAL: T1 to T6 pines, remove deadwood and any branches with hazard beams. T7 sycamore to trim back branches to give 2m clearance around lamp post and remove epicormic growth from base of stem. T8 field maple remove ivy from crown and any deadwood or branches with hazard beams. Oak identified as T15 on the TPO 301, to trim back branches to give 2m clearance to building, crown lift to a height of 4m over the access road only and deadwood. All trees on TPO 301. For general maintenance and reduce encroachment onto adjacent structures.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

East of England Plan 2008

Hertfordshire Structure Plan Review 1991 – 2011

None

Welwyn Hatfield District Plan 2005

GBSP2: Towns and specified settlements

R17: Trees, Woodland and Hedgerows

D2: Character and Context

D8: Landscaping

PARISH COUNCIL COMMENTS:

None received

REPRESENTATIONS:

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

DISCUSSION:

The trees in question stand on a area of soft landscaping between a car park for a parade of shops and a busy main road. One tree, an oak, which does not appear on the plan, is described as standing adjacent to the Travelodge hotel. There is only one tree of any species stood adjacent to the Travelodge and therefore it is clearly the tree in question.

T1 to T6 pines, remove deadwood and any branches with hazard beams. The deadwood is except from application. The deadwood present in the trees is only a small quantity, and located on the underside of the crown where shaded branches have died off. The applicant was concerned that recent snow fall may have exerted enough force to cause hazard beam branches. Commonly the amount of snow fall did not appear to be sufficient to cause this type of damage. No branches of this nature were visible from ground level; therefore it is unlikely that many branches will have to be worked on for this reason.

T7 sycamore to trim back branches to give 2m clearance around lamp post and remove epicormic growth from base of stem. The trimming back of branches to allow light to fall onto the footpath is reasonable. The removal of the epicormic growth on the base of the stem is a small operation and reasonable.

T8 field maple remove ivy from crown and any deadwood or branches with hazard beams. The removal of ivy from the crown is except from application. No branches with hazard beams were visible; however the tree was shrouded in ivy. It is unlikely that many branches will have hazard beams.

Oak identified as T15 on the TPO 301, to trim back branches to give 2m clearance to building, crown lift to a height of 4m over the access road only and deadwood. These works are reasonable to stop physical encroachment onto the adjacent building and allow unhindered access on the service road.

All the works are consistent with general maintenance and are acceptable.

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 3998:2010 (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, GBSP2, R17, D2, D8), 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 13th January 2012.

Informative:

1. Deadwood is an important feature within woods as so much wildlife lives and thrives on it and in it. Caution should be taken with trees which have horizontal or vertical cracks greater than pencil thickness or with large plates of peeling bark, as these are ideal roosts for bats. Bats are a European Protected Species. Actions which would comprise an offence under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 require consent from Natural England prior to any works being undertaken.

Author:.....

Date:...14th March 2012.....