

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

<b>APPLICATION No:</b>	<b>W6/2012/2112/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:** 5 Fordwich Road, Welwyn Garden City

**DESCRIPTION OF PROPOSAL:** Fell Silver Birch tree

**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 have been received.

**TOWN/PARISH COUNCIL COMMENTS:** None received

**REPRESENTATIONS:**

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

**DISCUSSION:**

The tree in question is a mature Silver birch approximately 12m tall growing within the rear garden of 8 Fordwich Road, Welwyn Garden City.

The tree is growing on slightly raised area of ground approximately 2.5m from the back of the building. The tree has some exposed roots around the base of the tree and some decay was noted at with base of the main stem (although the extent of the decay was not clear). Some branches within the crown have broken and some remedial pruning has been carried out to abate encroachment upon the building. The condition of the tree in general is fair-poor.

Despite being visible to the surrounding location it has limited amenity value as it is declining in health. Given the age and condition of the tree it has a very limited safe life expectancy.

In light of the above it is considered that there is sufficient reason for the removal of this tree.

It is recommended that a condition be attached requesting replacement planting.

**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 tree, hereby approved, a replacement tree shall be agreed to be replanted 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 proposed work would not harm the character and appearance of the area in which they are located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

**INFORMATIVES:**

**DRAWING NUMBERS:**

Plan supplied and date stamped 8<sup>th</sup> October 2012

**Signature of author..... Date: 16/11/2012**