

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2012/2504/TE
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NOTATION:

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

DESCRIPTION OF SITE: 161 Parkway, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Fell one sycamore, one cherry and one Laburnum. Reduce four cypress trees by upto 30%

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 one representation has been received supporting the application.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and one representation has been received supporting the application.

DISCUSSION:

The trees in question are located within the curtilage of 161 Parkway, Welwyn Garden City.

The sycamore is mature twin stem tree growing in the bottom right hand corner of the rear garden. The tree is approximately 13m tall and appears in good health. The tree is twin stem from about 0.5m and the union here is partially included (an area of bark to bark contact where the two stems have not fused together properly). One of the stems leans towards the bungalows in Stanborough Close. The applicant is concerned about the safety of this tree due to its proximity to the adjacent properties. Given that there are concerns regarding the structural integrity of the stem union there is no objection to the removal of this tree.

The cherry is a mature tree growing along the back boundary of the property. The tree is approximately 9m tall and appeared in fair health. This tree is growing in a congested area of the garden and has developed a considerable lean as it has grown

towards the light. The applicant wishes to remove this tree due to its poor form. Given the location and poor form of this tree there is no objection to its removal.

The Laburnum is growing in the front garden within the boundary hedge with 163 Parkway. This is a mature tree that is declining in health and condition. The applicant wishes to remove this tree as it is shedding limbs onto the garden. Given the poor condition of this tree there is no objection to its removal.

The four cypress trees are growing along the back boundary of the rear garden. The trees have been planted at very close spacings presumably to form a hedge, however, the management of these trees has lapsed and they have formed tall leggy trees. The applicant wishes to reduce these trees by upto 30% to bring them back into management. This work is considered appropriate.

It is recommended that a condition be attached requesting tree planting within the rear garden (it is not appropriate to replant within the front garden due to the location of the hedge).

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 27th November 2012

Signature of author..... Date: 04/03/2013