

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2013/290/TE
------------------------	-----------------------

NOTATION:

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

DESCRIPTION OF SITE: 163 Parkway, WGC

DESCRIPTION OF PROPOSAL: Reduce Eucalyptus tree by upto

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 located within the rear garden of 163 Parkway Welwyn Garden City. The tree is a semi-mature Eucalyptus approximately 8m tall. The tree is a leggy specimen which leans towards the houses to the rear. Eucalyptus as a species tend focus growth above ground and grow tall quickly whilst still only maintaining a relatively small rooting area. Exposed trees can likeable to wind throw.

It is considered that the tree in its current form and location is unsustainable. The applicant wishes to reduce the tree by up to 75%. This is extent of pruning is not suitable for most species however Eucalyptus are very tolerant of harsh pruning such as this and will develop a form of pollard which will become more manageable.

In light of the above the work is considered appropriate.

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

SUMMARY OF REASONS FOR APPROVAL:

The proposed work would not harm the character and appearance of the area in which the tree is 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 8th February 2013

Signature of author..... Date: 19/03/2013