

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	S6/2013/2368/TC
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NOTATION:

The site lies within a Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF PROPOSAL: Two chestnuts (T1 & T2), beech (T4) and ash (T5 & T6) to reduce back to boundary and ash (T3) to reduce overhang by 50% for general maintenance.

PLANNING HISTORY:

- S6/2013/1703/TC - Crown lift Chestnut, Ash, Laurel and other broadleaf species to a height of 5.5 metres over the public highway (Granted)
- S6/2012/1202/TC - Felling of Sycamore tree (Granted)

TOWN/PARISH COUNCIL COMMENTS:

None received

REPRESENTATIONS

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

DISCUSSION:

The consideration is whether or not the tree(s) merit(s) a Tree Preservation Order. Assessment is therefore required of the amenity value of the tree(s) and whether it/they help to preserve the character or appearance of the conservation area.

The assessment considers the condition of the tree, its retention span, relative public visibility and other factors – such as, but not limited to, whether it is part of a group, has historical importance and, has good form.

As the proposal and site location is not clear, the trees have been considered as a whole or group in relation to the site and neighbourhood.

A full ground inspection of each tree was not undertaken. None of the trees appear to be in decline and therefore have a useful life expectancy of greater than 20 years.

The trees are clearly visible to the public as they grow on the boundary of the site, adjacent to a residential access road. The site is on a hill, increasing the visibility of the trees to adjacent residents and the wider public beyond. The trees are especially important within the neighbourhood due to its significance as a tourist attraction.

The application is ambiguous due to discrepancies between the tree location plan and applicant name and address (no tree location given) and too general a proposal. The proposal allows for a substantial amount of tree work. Although it may not be the intention of the agent (the tree surgeons) to undertake the works to the fullest possible meaning of the proposal, a “no objection” decision opens up the possibility of it. If the proposed works were to be undertaken fully, the long term retention of the

trees would be reduced due to the implications of the pruning on the health and structural condition of the trees. The short term amenity of the area could also be detrimentally affected.

In this instance it would be appropriate to place an area TPO on the site as a result of the conservation area application, with a view to amending the TPO, before confirmation, by detailing the individual trees or groups.

CONCLUSION:

From the above considerations, it is concluded that the trees are appropriate for a Tree Preservation Order.

RECOMMENDATION:

Tree Preservation Order is made.

DRAWING NUMBERS: Tree location plan supplied in section 7 of the application

Signature of author..... Date.....27 November 2013....