

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2015/1075/TE
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NOTATION: The site lies within the Estate Management Area of Welwyn Garden City.

DESCRIPTION OF PROPOSAL: Crown lift Norway Maple tree and cherry tree to 4m and crown reduce by upto 3m, crown lift Norway Maple tree and beech hedge to 3m to give clearance for parking bays and crown lift cherry tree to 2m and Norway maple to 3m.

PLANNING HISTORY: N/A

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.)

REPRESENTATIONS: N/a

DISCUSSION:

The trees and hedges in question are located around 143 Longcroft Lane Welwyn Garden. All trees and hedges appear in good health and condition. The proposed work is maintenance work to abate encroachment over the parking area and path. This work is considered appropriate and will have no overall affect on the amenity of the landscape on the area.

CONCLUSION: The work request is appropriate and would not result in the loss of landscaping that would harm the character of the landscape.

RECOMMENDATION: APPROVAL WITH CONDITIONS

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. The approved works shall not be started and completed other than in accordance with the approved plans and details: Plan received and dated 20 May 2015 unless otherwise agreed in writing by the Council.

REASON: To ensure that the tree works are carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Council.

INFORMATIVES: None

Signature of author **Date:** 02 July 2015