

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT**  
**DELEGATED REPORT**

**APPLICATION No:** 6/2015/2123/EM

**SITE ADDRESS:** 55 Longcroft Lane, Welwyn Garden City, AL8 6EB

**DESCRIPTION OF DEVELOPMENT:** Removal, Oak tree, Conifer tree, Laburnum tree and 3 Silver Birch trees. Crown reduce beech by 30%.

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**RECOMMENDATION:** Approval with conditions

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**NOTATION:** The site lies within the Estate Management Area of Welwyn Garden City.

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

**DISCUSSION:**

The trees in question are located within the rear garden of 55 Longcroft Lane Welwyn Garden.

The oak, conifer, laburnum and silver birches are growing together in a congested area of garden. All are either in poor form and/or declining health. There is no objection to their removal. There is sufficient tree cover in this area so replacement planting will not be required.

The beech is a large tree within the centre of the garden. Initially the applicant wanted to remove the tree however after discussion on site the specification has been amended to a 30% crown reduction. This will retain the tree but will reduce its height and spread.

It is recommended that a condition be attached stating the time of year when the work should be carried out. Trees use most of their stored or potential energy to leaf out. This energy is then recouped quickly over the following weeks. Crown reducing a tree immediately before leaf out (when the sap is rising), during leaf out or immediately after leaf out, leaves the tree with little reserves of energy to react to the pruning, both in terms of making more leaves and compartmentalising the wounds. A similar situation occurs in the time before, during and immediately after leaf fall. (Shigo, Modern Arboriculture 1991). The specified times of year for pruning have been stated inline with the above in order to minimise the impact in the trees

**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. EM01A
2. EM01B
3. EM01C
4. EM01D
5. T4
6. 30.1

**INFORMATIVES:** None

**Signature of author**..... **Date:** 04 December 2015