

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

APPLICATION No: 6/2015/2331/EM

SITE ADDRESS: 12 Rooks Hill, Welwyn Garden City, AL8 6ET

DESCRIPTION OF DEVELOPMENT: Removal of False Acacia tree.

RECOMMENDATION: Approval with conditions

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

PLANNING HISTORY:

N6/2011/2343/TE – Reduce Acacia tree by upto 15% - Granted

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 tree in question is a mature acacia growing within the front garden of 12 Rooks Hill Welwyn Garden City adjacent to the drive way and public footpath.

The tree is approximately 6m tall and in fair health with low vitality. Structurally the tree has large areas of decay within the main stem which are potentially areas of weakness. The decay will continue to colonise the tree and overtime the tree could become at risk to failing completely.

Given the age of the tree, its condition and location there is no objection to the removal of this tree. It is recommended that a condition be attached requiring replacement planting within the front to ensure there is no overall loss of tree cover.

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. T3

6. 30.1

INFORMATIVES: None

Signature of author..... Date: 23 December 2015