

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

APPLICATION No: 6/2015/2332/TPO

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

DESCRIPTION OF DEVELOPMENT: Removal of False Acacia tree - Conservation Area.

RECOMMENDATION: No Objection

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

PLANNING HISTORY:

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

N6/2011/2344/TC – Reduce Acacia tree by upto 15% - Granted

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS: None.

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.

The trees condition and suitability is considered to be poor with a remaining useful life expectancy of approximately less than 10 years. The trees overall size can be classed as medium with clear visibility to the public.

CONCLUSION: From the above considerations, it is concluded that the tree is not appropriate for a Tree Preservation Order.

RECOMMENDATION: No objection.

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