

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

APPLICATION No: 6/2015/2432/EM

SITE ADDRESS: 24 Rooks Hill, Welwyn Garden City, AL8 6ET

DESCRIPTION OF DEVELOPMENT: Removal of Rowan tree.

RECOMMENDATION: Approve with conditions

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 tree in question is a Rowan tree growing within the front garden of 24 Rooks Hill Welwyn Garden City.

This is a mature tree approximately 3m tall. It is poor health and condition with significant deadwood and die back. In light of the above there is no objection to the removal of this tree.

It is recommended that a condition be attached requiring replacement planting with an appropriate species within the front garden.

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;** 11 December 2015