

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/1558/EM
Location: 181 Parkway Welwyn Garden City AL8 6JA
Proposal: Reduce side branches of Ash tree (T2) by 1.5m, reduce side branches of Cherry tree (T3) by 2m, Fell Silver Birch tree (T1) and fell Conifer tree (T4)
Officer: Mr O Waring

Recommendation: Granted

6/2017/1558/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Application Number: 6/2017/2037/EM Decision: Decision Date: Proposal: 1 x Sycamore to fell to ground level and replant with a Silver Birch		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Consultees and responses	1. Welwyn Hatfield Borough Council - Councillor Helen Bromley 2. Welwyn Hatfield Borough Council - Councillor Fiona Thomson 3. Welwyn Hatfield Borough Council - Councillor Rachel Basch		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The trees in question are located within the curtilage of 179, 181 and 183 Parkway Welwyn Garden City.</p> <p>The tree marked as T1 is semi-mature Silver birch. This tree is in fair health but showing some signs of decline with some die back. There is no objection to the removal of this tree.</p> <p>The tree marked T2 is a semi-mature ash tree in good health and condition and is located within the rear garden of 179 Parkway. The tree overhangs significantly into the rear garden of 181. The applicant is proposing to cut back the overhanging branches by 1.5m. This work is considered appropriate.</p> <p>The tree marked T3 is a mature cherry growing within the rear garden of 183 Parkway. The tree over hangs into the rear garden of 181 and the applicant is proposing to reduce branches overhanging into the rear garden of 181. This work is minimal and will have no adverse effects on the tree.</p> <p>The tree marked T4 is an ornamental conifer growing within the front garden of 181 Parkway. This tree is in poor condition. The applicant is proposing to</p>		

	remove the tree. There is no objection to this work.
Conclusion	
The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.	

Conditions:

1. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. 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 Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

DRAWING NUMBERS

5. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
		Sketch Plan	17 July 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Determined By:

Mrs L Hughes
20 September 2017