

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

DELEGATED APPLICATION

Application No: 6/2017/2037/EM
Location: 179 Parkway Welwyn Garden City AL8 6JA
Proposal: 1 x Sycamore to fell to ground level and replant with a Silver Birch
Officer: Mr O Waring

Recommendation: Granted

6/2017/2037/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Application Number: 6/2017/1558/EM Decision: Granted Decision Date: 13 September 2017 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)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Consultees and responses	1. Welwyn Hatfield Borough Council - Councillor Helen Bromley – no comment 2. Welwyn Hatfield Borough Council - Councillor Fiona Thomson – no comment 3. Welwyn Hatfield Borough Council - Councillor Rachel Basch – no comment		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The tree in question is a semi-mature sycamore growing within the front garden of 179 Parkway, Welwyn Garden City.</p> <p>At the time of my visit the tree appeared in fair health and condition. The tree has a spreading crown which over sails the drive. The tree does contribute to the landscape in the area but there are some issues with tree dropping 'honey dew' onto the car and drive.</p> <p>In light of the above there is no objection to the removal of the tree with the proviso that another suitable tree be replanted within the front garden.</p>		
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
p2b/188862/ 258711		Site Location Plan	12 September 2017
		Sketch Location Plan	12 September 2017

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

Determined By:

Mrs L Hughes
2 November 2017