

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/0176/EM  
**Location:** 22 Stanborough Road Welwyn Garden City AL8 6XD  
**Proposal:** Reduce Cherry tree (T1), Beech tree (T2) and Beech tree (3) all by 20 % - Conservation area  
**Officer:** Mr Oliver Waring

**Recommendation:** Granted

6/2018/0176/EM

<b>Context</b>			
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning  Application Number: N6/2010/0311/TE      Decision: Granted      Decision Date: 29 March 2010  Proposal: REMOVAL OF FIR TREE LOCATED IN REAR GARDEN		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>			
<b>Consultees and responses</b>	1. Welwyn Hatfield Borough Council - Councillor Helen Bromley 2. Welwyn Hatfield Borough Council - Councillor Fiona Thomson 3. Welwyn Hatfield Borough Council - Councillor Siobhan Elam		
<b>Relevant Policies</b>	Policy EM3 – Soft Landscaping		
<b>Main Issues</b>			
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>The trees in question are located within the curtilage of 22 Stanborough Road Welwyn Garden City.</p> <p>The tree mark T1 on the plan is a mature cherry tree approximately 8m tall. The tree appears in good health and condition. The tree has a broad spreading crown and is growing close to the front corner of the property. The applicant is proposing to crown reduce the tree by 20%. This work is considered appropriate given the location of the tree close to the building.</p> <p>The trees marked T2 and T3 are two semi-mature beech trees growing either side of the driveway. Both appear in good health and condition. The applicant is proposing to crown reduce both trees to contain their size and spread. Given the location of the trees adjacent to the drive and public road the proposed</p>		

	<p>work is considered appropriate.</p> <p>This approval gives two periods within the year when this work can be carried out. Trees use most of their stored or potential energy to leaf out. This energy is then recouped quickly over the following weeks. Crown reducing a tree immediately before leaf out (when the sap is rising), during leaf out or immediately after leaf out, leaves the tree with little reserves of energy to react to the pruning, both in terms of making more leaves and compartmentalising the wounds. A similar situation occurs in the time before, during and immediately after leaf fall. (<i>Shigo, Modern Arboriculture 1991</i>).</p>
<b>Conclusion</b>	
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.

5. The works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policy EM3 of the Estate Management Scheme.

**DRAWING NUMBERS**

6. 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
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Tree Sketch 1

Tree Sketch

18 January 2018

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

**Determined By:**

Mr Chris Carter  
8 March 2018