

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

DELEGATED APPLICATION

Application No: 6/2018/2206/TPO
Location: 11 Stanborough Close Welwyn Garden City AL8 6XB
Proposal: Fell 6x Lime trees (G1)
Officer: Ms Emma Griffin

Recommendation: Refused

6/2018/2206/TPO

Context	
Relevant planning history	Application Number: 6/2018/2393/TPO Decision: Decision Date: Proposal: Fell 6x Lime Trees (G1) -Conservation area
Consultations	
Consultations do not apply to Trees within Conservation Area applications in accordance with the Tree Regulation Order and therefore any response cannot be considered.	
Main Issues	
Whether the tree(s) merit a Tree Preservation Order	<p>An assessment is required of the amenity value of the tree(s) and whether it/they help to preserve the character or appearance of the conservation area.</p> <p>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.</p> <p>The trees condition and suitability is considered to be fair with a remaining useful life expectancy of approximately 40-100 years. The trees overall size can be classed as medium with clear visibility to the public.</p> <p>The trees are considered to comprise a group or part of a group which is important for its cohesion.</p> <p>A TEMPO assessment indicates that the trees are worthy of protection by way of Tree Preservation Order.</p> <p>The lime trees (2 of the 6 listed above, situated in the boundary of the listed property) form a small and compact group which have previously been under a pollard regime. The trees are of fair health giving consideration to the proximity to each other and the predicted retention span of each specimen. The trees are visible from all surrounding public places due to the height of the property and breaks within the surrounding housing. The group offers a positive effect on the landscape and character of the Conservation Area and this could be maintained through an appropriate pollard regime.</p>
Conclusion	
From the above considerations, it is concluded that the trees are appropriate for a Tree Preservation	

Order.

Reasons for Refusal:

1. The lime trees form a small and compact group which have previously been under a pollard regime. The trees are of fair health and are visible from all surrounding public places due to the height of the property and breaks within the surrounding housing. The group offers a positive effect on the landscape and character of the Conservation Area and this could be maintained through an appropriate pollard regime. The felling of the trees would have a negative effect on the character and appearance of the Welwyn Garden City Conservation Area.

REFUSED DRAWING NUMBERS

2.	Plan Number	Revision Number	Details	Received Date
	Tree Sketch		Tree Sketch	24 September 2018

Determined By:

Mr Chris Carter
5 November 2018