

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2397/EM  
**Location:** 48 Rooks Hill Welwyn Garden City AL8 6ET  
**Proposal:** Fell 1x Cherry Tree(T3)  
**Officer:** Mr Oliver Waring

**Recommendation:** Granted

6/2018/2397/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: N6/2011/2602/TE      Decision: Granted      Decision Date: 10 January 2012 Proposal: Reduce Cherry tree by 35%  Application Number: 6/2018/2398/EM      Decision: Granted      Decision Date: 25 October 2018 Proposal: Fell 1x Cherry Tree( T1) and Reduce 1x Norway Maple (T2) by 20%		
<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>	The tree in question is a mature multi-stem cherry located within the front garden of 48 Rooks Hill, Welwyn Garden City.  The tree is good health. The condition of the tree is considered to be fair as the some of the stem unions are showing signs of included bark. An included		

union is weaker and could be prone to failure. In light of the above there is no objection to the removal of this tree with the proviso that replacement planting is under taken.

**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.

- 5. No works to the tree(s) hereby approved shall commence until details of a suitable replacement tree have been submitted to and approved in writing by the Council. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details.

REASON: A replacement tree is required given the current amenity value of the tree(s) in accordance with the requirements of 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Tree Sketch		Tree Sketch	18 September 2018

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

**Determined By:**

Mr Chris Carter  
5 November 2018