

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

DELEGATED APPLICATION

Application No: 6/2018/2399/EM
Location: 26 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Reduce 2x Cherry Tree (G1) by 20% and 1x Mixed Species (G2) reduce height by 2m
Officer: Mr Oliver Waring

Recommendation: Granted

6/2018/2399/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2015/2432/EM Decision: Granted Decision Date: 14 December 2015 Proposal: Removal of Rowan tree.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses			
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 Siobhan Elam		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	The trees in question are located within the curtilage of 25 Rooks Hill, Welwyn Garden City. G1 consists of two cherry trees. Both trees appeared in good health and condition with broad spreading crowns. The applicant is proposing to reduce the crown of both trees by 20%/. This work is considered appropriate and good arboricultural practise. G2 is a group so mixed species growing along the rear boundary of the back garden. The applicant is proposing to reduce this section by 2m. This work is consider good management.		
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
Tree		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
6 November 2018