

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/0918/EMT  
**Location:** 22 Fordwich Road Welwyn Garden City AL8 6EY  
**Proposal:** 1 x Silver Birch to reduce by 1.5m height & width.  
 1 x Silver Birch to remove 2m from dead top section and reduce remainder by 1.5m  
**Officer:** Mr Gregory Coppenhall

**Recommendation:** Granted

6/2021/0918/EMT

<b>Context</b>			
<b>Site description</b>	22 Fordwich Road Welwyn Garden City AL8 6EY		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning Application Number: 6/2021/0913/TC                      Decision: No Objection Decision Date: 28 April 2021  Proposal: 1 x Silver Birch to reduce by 1.5m height & width. 1 x Silver Birch to remove 2m off dead top section and reduce remainder by 1.5m		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	None		
<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 applicant seeks to reduce a silver birch tree by 1.5m height and width. The tree is approximately 10m in height and 8m in canopy spread. Given the size and apparent good vitality of the tree, this pruning should not be detrimental to the long term health of the tree and therefore will not negatively impact the character or the amenities of the area.</p> <p>The applicant seeks to reduce another silver birch tree by 1.5m in width and remove a 2m dead section. The tree is approximately 10m in height and 8m in canopy spread. Given the size and apparent good vitality of the tree, this pruning should not be detrimental to the long term health of the tree and therefore will not negatively impact the character or the amenities of the area.</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> <p>The works should be carried out in accordance to BS:3998:2010 standards and must comply to all given conditions within this approval.</p>
<p><b>Conclusion</b></p>	
<p>The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.</p>	

**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 approved shall be undertaken in accordance with the British Standard 3998:2010 (Tree Work) and by an appropriately qualified person.

REASON: To ensure that any works undertaken comply with arboricultural best practice.

6. 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**

7. 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	22 March 2021
Location plan		Location plan	22 March 2021

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

**Determined By:**

Mr Oliver Waring  
11 May 2021