

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

DELEGATED APPLICATION

Application No: 6/2021/2520/EMT
Location: 159 Parkway Welwyn Garden City AL8 6JA
Proposal: 1 x Cherry to reduce by 1.2m height & width and lift to 2.5m, 1 x Portugal Laurel to reduce by 0.5m height and reduce width 1m and balance crown
Officer: Ms Emma Griffin

Recommendation: Granted

6/2021/2520/EMT

Context			
Site description	159 Parkway Welwyn Garden City AL8 6JA		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: W6/2012/2049/TE Decision: Granted Decision Date: 05 November 2012 Proposal: Fell three Leyland Cypress trees and one Lawson Cypress tree		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The cherry is situated to the front of the property and is approximately 7m in height. The tree overhangs the driveway and permission is sought to lift the crown to ensure a clearance of 2.5m and to reduce the crown to balance and reduce the overhang.</p> <p>The Portuguese Laurel is situated to the rear of the property adjacent to the boundary with a neighbour, permission is sought to lightly trim and tidy the tree to balance it. The tree has no visibility to the public and no response has been received from the neighbour consultation.</p> <p>The works will not negatively affect the character or amenity of the area.</p>		
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. 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.

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
TS		Tree Sketch	27 August 2021
LP		Location Plan	27 August 2021

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

Determined By:

Mr Oliver Waring
22 October 2021