

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

DELEGATED APPLICATION

Application No: 6/2022/0193/EMT
Location: 179 Parkway Welwyn Garden City AL8 6JA
Proposal: T1 x ash tree - To fell to ground level and poison stump.
Officer: Ms M Hill

Recommendation: Granted

6/2022/0193/EMT

Context			
Site and Application description	179 Parkway Welwyn Garden City AL8 6JA T1 x ash tree - To fell to ground level and poison stump. Ongoing cost of tree maintenance has got too high. The tree has now grown quite large in a small space leaning towards 177 and 179 parkway. With a low crown break at 2-3m, the tree stands at aprox 14-18m with a high leaning crown.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Application Number: 6/2022/0190/TC Decision: Decision Date: Proposal: T1 Ash - Fell tree as ongoing yearly cost of maintenance too high. Application Number: 6/2017/2034/TPO Decision: No Objection Decision Date: 02 November 2017 Proposal: 1 x Sycamore to fell to ground level and re plant with a Silver Birch - Conservation Area Application Number: 6/2017/2037/EM Decision: Granted Decision Date: 02 November 2017 Proposal: 1 x Sycamore to fell to ground level and replant with a Silver Birch		
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	The application tree is a semi-mature ash tree standing in the rear garden of		

<p>of the works in relation to the tree(s)</p>	<p>the property. It appears to be in fair health with reduced vitality. Tertiary deadwood is present throughout the crown. The tree sweeps from ground level to 5m in height, bias over garden to north and returns to vertical. The stem bifurcates at 1.6m to two leaders. The union is tight with some included bark.</p> <p>The tree has reasonable middle-distance views between dwellings due to the layout of the site and surrounding neighbourhood.</p> <p>The reasoning given by the agent for the proposed works are not the recollection of the property owner. The reasoning appears to relate to concerns over the sweep combined with the main union. The form of the tree is awkward, and its reduced vitality suggest a crown reduction may not result in the desired verdant tree. The proposed works are therefore reasonable.</p> <p>The rear garden has a number of trees present and requesting a further tree would be onerous.</p>
<p>Conclusion</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 Welwyn Garden City Estate Management Scheme only.

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 sketch and location plan	29 January 2022

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

Determined By:

Mr Oliver Waring
4 May 2022