

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

DELEGATED APPLICATION

Application No: 6/2022/1076/TPO
Location: Lime Wood High Road Essendon Hatfield AL9 6HP
Proposal: Reduce 8 Lime Trees by 4-5 meters (4-5m off the top and brining the sides in to shape) due to excessive shading size and untidiness, all are covered by two blanket TPOs (TPO3 W4 and TPO 618 (2017) W1)
Officer: Ms M Hill

Recommendation: Granted

6/2022/1076/TPO

Context	
Site and Application description	Lime Wood High Road Essendon Hatfield AL9 6HP Reduce 8 Lime Trees by 4-5 meters (4-5m off the top and brining the sides in to shape) due to excessive shading size and untidiness, all are covered by two blanket TPOs (TPO3 W4 and TPO 618 (2017) W1)
Relevant history	None.
Main Issues	
Appropriateness of the works in relation to the tree(s)	<p>For clarification, the application was submitted under the former address of The Spinney, a large property which has now been subdivided into three plots. All the lime trees stand within the property now known as Lime Wood and would have at the point of application submission.</p> <p>Additionally, the applicants/agents have distanced themselves from the application since the transfer of property, but the current resident of the property would like to undertake works to the trees. This makes amended or clarifying the application impossible so this detail must be gained via conditions attached to the approval.</p> <p>The eight mature lime trees stand in a row, in the front garden of Lime Wood. They are a mature set, similar in nature. All appear to be in reasonable health, slightly reduced vitality and reasonable structural condition. There is some leaf fall and yellowing leaves, which is a little early in the year than expected but this is most likely to be due to the current drought, recent relandscaping and life on a developments site. Sporadic secondary deadwood can be seen in each tree but is not symptomatic of a greater issue currently. No Kretzschmaria deusta is currently visible.</p> <p>The ground level has been amended recently around many of the trees, most noticeably the northern most tree, and the fifth tree to the south (adjacent to the path). A Mypex type ground sheet can be seen poking above the soil in various locations but must surround the base of all the trees. The fourth tree to the south (adjacent to the path) has a small area of mechanical damage at ground level to 25cm, and 9cm wide.</p>

	<p>The trees have been recently lifted to approximately 6m (no application apparent). The amount of previous tree work undertaken varies in the set. The end tree at both north and south ends are shorter than those centrally. The central trees appear to have been previously crown reduced and have approximately 2to 3m of regrowth on them. The sides of the crowns don't appear to have been reduced significantly in the past, though the occasional primary branch has been shortened to bring it back into the natural crown profile.</p> <p>The trees are protected via two TPO's, both under a woodland category. The limes are visible in glimpses from the B158 in the middle distance. They are part of the cohesive mass of trees and contribute to the well tree'd character of the area.</p> <p>The proposed tree works are to reduce the eight lime trees by 4-5 meters (4-5m off the top and brining the sides in to shape) for the reason of excessive shading size and untidiness. Although untidy is not defined or given greater detail, the row of trees do not appear to be untidy by the common complaints people raise. With regard to the shading, the trees have an exceptionally high lift of approximately 6m. The crowns do not appear consistently dense throughout. The trees do stand to the southwest of the property but at some distance. The property has an extensive garden with direct sun fall across some part of the property throughout the entire day. This property was designed and laid out with the mature trees standing in-situ. The duration, location and size of the shading must have limited impact on the resident. The trees are tall as would be expected with woodland, mature lime trees. Tree size on its own is not an indicator of increased risk of tree failure, nor a singular reason to undertake tree work to trees with statutory tree protection. The reasoning given for the proposed tree works is very weak.</p> <p>The type of reduction was clarified to a point by the agent. The works appear to be to top the trees and then smooth off the topped area to blend with the sides. The agent has not indicated a radial crown reduction.</p> <p>The proposed tree works are not considered beneficial woodland management. There is limited arboricultural need for the proposed tree work. However, provided the proposed tree works are limited in scope via condition, the detrimental impact on the amenity of the trees can be limited too.</p>
<p>Conclusion</p>	
<p>The proposed tree works are unobjectionable given the amenity value of the particular trees within the woodland setting and Order and the application should be approved with conditions limiting the scope of the tree works.</p>	

Conditions:

1. 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.

2. 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 Policies GBSP2, D1, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005.

3. The permitted tree works to the eight lime trees are to reduce in height by 4m and blend the new apex into the existing crown radius. The blending or 'bringing the sides in to shape' must only occur within the upper 3m of the new tree height. The permitted tree work does not include a reduction in the crown radius for the height of the crown.

REASON: In accordance with the statutory requirement and to ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the trees health and amenity.

DRAWING NUMBERS

4. 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
		Aerial view	9 May 2022

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

Determined By:

Mr Oliver Waring
17 August 2022