

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

DELEGATED APPLICATION

Application No: 6/2022/1965/EMT
Location: 57 Longcroft Lane Welwyn Garden City AL8 6EB
Proposal: 1 x Ash (larger tree) To dismantle in sections to ground level using specialist rigging techniques to lower branches to the ground in a safe and manner - This tree has bracket fungus, is rotten in parts, and one heavy branch has already fallen off, endangering the neighbour's property.

1 x Ash to reduce over long limb over neighbouring property by approximately 5m, shorten secondary branches to balance shape.

Officer: Mr James Hare

Recommendation: Granted

6/2022/1965/EMT

Context			
Site description	57 Longcroft Lane, Welwyn Garden City, AL8 6EB		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: N6/2012/0977/TE Decision: Granted Decision Date: 27 June 2012 Proposal: Reduce crown of Ash tree by 30%		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Summary of neighbour responses	Comment: I support this application for this tree to be reduced to ground level. It has been clear for some time that the tree is ailing and given its size I have worried about branches falling into my garden and those of my neighbours. Also, were the whole tree to blow over in our direction it would cause a great deal of damage to our properties.		
Consultees and responses			
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	The trees are approximately 20m tall with 7m radial spread. They have high visibility with a high amenity value and are an extension of the treebelt that is to the rear of the properties.		

	<p>Ash tree to be felled has a confirmed colonisation of <i>Inonotus hispidus</i> by the presence of fungal fruiting bodies. This fungus is known to cause simultaneous white rot where “branch snap or break-out, often occurs in ash and perhaps other hosts” (Watson and Green, 2011). The risk the tree presents is beyond the reasonable and removal of the tree is accepted. A condition to replant a tree as replacement has been issued, it is expected that the replant species is capable to grow to mature height of at least 15m.</p> <p>Ash tree to have branch reduced by 5m will reduce the weight loading on overextending branch and will reduce risk of branch snap or break-out. It can be considered to have minimal negative effect on the tree.</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.

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
		Location plan	23 August 2022
		Tree sketch	23 August 2022

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

Informatives:

1. It is advised that a thorough inspection of the hedge is undertaken before works commence to check for active birds' nests. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and the intentional disturbance and destruction of nests is a criminal offence. Nesting season runs from mid-February to October.

Determined By:

Mr Oliver Waring
10 October 2022