

Jessica Moore

From: Ashley Ransome
Sent: 15 June 2023 10:24
To: Planning Comments (Shared Mailbox)
Subject: FW: 6/2023/0855/COND- King George V, Cuffley

Hi,

Please can the below email be added as a consultee comment to this application.

Kind Regards

Ashley Ransome
Senior Development Management Officer
Welwyn Hatfield Borough Council

01707 357392
a.ransome@welhat.gov.uk

welhat.gov.uk



From: Oliver Waring <o.waring@welhat.gov.uk>
Sent: 15 June 2023 10:23
To: Ashley Ransome <a.ransome@welhat.gov.uk>
Subject: RE: 6/2023/0855/COND- King George V, Cuffley

Hi Ashely,

The AMS is fine and sufficient to discharge the condition.

If you have any further queries please let me know.

Kind regards,

Oilly

Oliver Waring
Landscape and Ecology Manager
Welwyn Hatfield Borough Council

01707 357428
o.waring@welhat.gov.uk

welhat.gov.uk



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From: Ashley Ransome <a.ransome@welhat.gov.uk>
Sent: Thursday, June 15, 2023 9:50 AM
To: Oliver Waring <o.waring@welhat.gov.uk>
Subject: RE: 6/2023/0855/COND- King George V, Cuffley

Hi Olly,

Thanks for your help, it is appreciated. I will discuss the landscaping condition further with the agent.

With regards to the AMS and discharging condition 8 under 6/2023/0855/COND, this is due for decision today and I am taking the below as it is fine to discharge?

Kind Regards

Ashley Ransome
Senior Development Management Officer
Welwyn Hatfield Borough Council

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From: Oliver Waring <o.waring@welhat.gov.uk>
Sent: Monday, June 5, 2023 9:06 AM
To: Ashley Ransome <a.ransome@welhat.gov.uk>
Subject: RE: 6/2023/0855/COND- King George V, Cuffley

Hi Ashley,

Thank you for you email.

The main concern is that the roots of the retained trees are protected prior to any excavation or the use of heavy site traffic, both of which could have a detrimental effect on the trees. Could we stipulate that part d is undertaken prior to any on-site activity?

With regard to the AMS in general, it is considered appropriate and sufficient. Section 8 of the AMS covers construction works with the RPAs or Crown Spreads and would apply to the fencing within the RPAs

I hope that helps.

I'm happy to discuss over Teams if that helps.

Kind regards,

Olly

Oliver Waring

Landscape and Ecology Manager
Welwyn Hatfield Borough Council

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Find an [Arboricultural Association](#) approved tree surgeon or consultant

From: Ashley Ransome <a.ransome@welhat.gov.uk>
Sent: Friday, May 26, 2023 5:07 PM
To: Oliver Waring <o.waring@welhat.gov.uk>
Subject: 6/2023/0855/COND- King George V, Cuffley

Hi Olly,

I am dealing with the above discharge of condition application for which I wanted to provide you a little bit of background. Forgive me for the long email, but I thought it would be best to set it all out!

The application is to discharge condition 8 (Arboricultural Method Statement) on planning permission S6/2015/1342/FP. You may or may not recall that there was a recent reserved matters application at this site under reference 6/2022/1774/RM which was taken to committee in March 2023. Within this application it was initially proposed to discharge condition 8 as part of the application, however this was pulled from the application last minute. This was because it became apparent that some of the trees and hedges had already been removed from the site and therefore the information submitted to discharge condition 8 was incorrect.

In light of the above, they are now looking to discharge this condition. However, there is another twist to it. I also have a current Non-material Minor Amendment application (NMA) which is to alter the wording of the condition so that it is not pre-commencement.

The current wording of the condition is as below:

No development shall commence until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:-

- a) means of enclosure and boundary treatments, including bin collection point kerbing and enclosures;
- b) vehicle and pedestrian access and circulation areas;
- c) hard surfacing, other hard landscape features and materials;
- d) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;
- e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, planting methods and details of seeding or turfing;
- f) management and maintenance details, including time period for which the developer is responsible for the maintenance and replacement planting for any failures; and
- g) details of enhanced boundary landscaping to the north of the site adjacent to Greenfields and Cuffley School and to the south of the site abutting the Hertfordshire Way.

They wish to change the wording to:

No development **above slab level** shall commence until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:-

- a) means of enclosure and boundary treatments, including bin collection point kerbing and enclosures;
- b) vehicle and pedestrian access and circulation areas;
- c) hard surfacing, other hard landscape features and materials;
- d) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;
- e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, planting methods and details of seeding or turfing;
- f) management and maintenance details, including time period for which the developer is responsible for the maintenance and replacement planting for any failures; and
- g) details of enhanced boundary landscaping to the north of the site adjacent to Greenfields and Cuffley School and to the south of the site abutting the Hertfordshire Way.

I advised that part d would need to be discharged prior to commencement, however the applicant requested if this could be a performance condition instead since the AMS in the outline condition describes the tree protection measures to be implemented as part of the ground works. I have agreed to this, subject to you being happy with the submitted AMS.

I know that there is still time left on this consultation, however, I would be grateful if you could take a look at this one asap please in light of the attachment to the NMA application. I would also like to draw your attention to possible conflict with the RPA, in particular with reference to the fences possibly intruding on the RPA, mainly to the north of the site, but also to the south.

I hope you have a sunny bank holiday weekend and feel free to give me a call to discuss this if my wordy email is too much to understand!

Kind Regards

Ashley Ransome

Senior Development Management Officer
Welwyn Hatfield Borough Council

01707 357392

a.ransome@welhat.gov.uk

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