

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2023/1626/TPO  
**Location:** 61A Pine Grove Brookmans Park Hatfield AL9 7BL  
**Proposal:** 3 x Oak- reduce by 20% (TPO170 G1) and 1 x Scots Pine reduce by 20% (TPO170 T3) as recommended to reduce the risk of subsidence.  
**Officer:** Mr James Hare

**Recommendation:** Granted

6/2023/1626/TPO

<b>Context</b>	
<b>Site description</b>	61A Pine Grove Brookmans Park Hatfield AL9 7BL
<b>Relevant history</b>	<p>Planning</p> <p>Application Number: S6/1999/0338/TP      Decision: Granted      Decision Date: 09 August 1999</p> <p>Proposal: Reduce and reshape 6 Oak trees in G1 by 30% and reduce Oak tree T9 by 25%, covered by TPO 170</p> <p>Application Number: S6/2001/1224/TP      Decision: Granted      Decision Date: 05 November 2001</p> <p>Proposal: FELL TWO SCOTS PINE (T3 AND T5) AND PRUNING OF BRANCH AND REMOVAL OF DEAD WOOD TO TWO SCOTS PINE (T1 AND T2) COVERED BY TPO 170</p> <p>Application Number: S6/2005/1130/TP      Decision: Part Approved / Part Refused      Decision Date: 24 November 2005</p> <p>Proposal: WORKS TO OAK TREES COVERED BY TPO 170</p> <p>Application Number: S6/2008/0993/TP      Decision: Part Approved / Part Refused      Decision Date: 20 August 2008</p> <p>Proposal: CROWN LIFT T1 CYPRESS BY 2M AND THIN BY 20% AND CROWN LIFT T2 OAK BY 2M AND REDUCE CROWN BY 2M COVERED BY TPO 226 AND CROWN REDUCE TO PREVIOUS PRUNING POINTS 4 OAK TREES COVERED BY TPO 170 G1</p> <p>Application Number: 6/2017/1106/TPO      Decision: Granted      Decision Date: 05 September 2017</p> <p>Proposal: Crown reduce two oak trees by 20% and fell a dying oak tree covered by TPO 170 (1992)</p> <p>Application Number: 6/2020/1292/TPO      Decision: Granted      Decision Date: 04 August 2020</p>

	<p>Proposal: Reduce 3 x Oak tree by 20% under TPO170 G1 Reduce 1 x Scots Pine by 20% under TPO170 T3</p>
<p><b>Main Issues</b></p>	
<p><b>Appropriateness of the works in relation to the tree(s)</b></p>	<p>The oak trees located in the rear of the property are approximately 16m tall with a radial spread of 4m. They are part of a group with a cohesive crown shape. They have visibility with difficulty to the front of the property and a high visibility to the neighbouring properties, including a school playing field. They have a moderate amenity value due to cyclical pruning regime that has historically occurred.</p> <p>The treeworks detailed for the oaks are to reduce the trees back to previous in order to maintain a smaller canopy due to the threat from subsidence. The applicant has been unable to provide any evidence specifically implicating these trees and therefore I am unable accept this reasoning to carry out the works. However, the trees have previously been reduced and they appear to be in excellent vigour with the proposed treeworks not detrimentally affecting the amenity of the trees as a group. Consequently, the treeworks are acceptable.</p> <p>The scots pine located to the front of the property is approximately 12m tall with an asymmetrical radial spread of 5m. The tree has prominent visibility with a high amenity value.</p> <p>As previously discussed, the tree is not specifically implicated in subsidence concerns. The tree has high amenity value, having not been pruned previously and consequently, the treeworks would detrimentally affect the amenity of the tree. However, during a site visit it was noted that there was a cavity at approximately 6m on the central stem creating a weakness. Due to the trees location adjacent to the property, overhanging the public and private car parking as well as the main entrance to the school a heightened risk is presented by the tree. The proposed treeworks would lessen the likelihood of failure.</p>
<p><b>Conclusion</b></p>	
<p>The treeworks detailed in the application are not supported by evidence that they are implicated in subsidence case, however, the treeworks are proportional to the health and condition of the trees and should be accepted.</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.

DRAWING NUMBERS

3. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		Tree sketch	7 August 2023

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

**Determined By:**

Mr Oliver Waring  
4 October 2023