

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
WORKS TO TPO TREES DELEGATED REPORT

APPLICATION No:	<u>S6/2007/908/TP</u>
LOCATION:	Land at Chancellors School, Pine Grove, Brookmans Park, Hatfield
PROPOSAL:	Removal of Oak tree T2 and 30% Reduction of Oak tree T4

DESCRIPTION OF PROPOSAL:

Removal of oak tree T2 and 30% reduction of oak tree T4 both covered by TPO 226

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

R17 – Trees, Woodland and Hedgerows

D2 – Character and Context

D8 - Landscaping

PARISH COUNCIL COMMENTS:

None

REPRESENTATIONS:

None

DISCUSSION:

T2 is mature Oak approximately 12m tall. This tree is adjacent to another Oak (T3). The trees have unified canopies which effectively look like a single canopy. The tree is in good health and is showing normal vigour. This tree does have a slight lean towards the adjacent property but there is no evidence of recent significant movement due to movement at the root plate. The applicant wishes to fell this tree as they are concerned that it might fall and they are also concerned about possible subsidence implications. There is no evidence to indicate that the tree is unstable or has there been any evidence supplied indicating that the tree is currently causing subsidence damage to the building.

T4 is another Mature Oak approximately 12m tall and has more of a spreading crown than the adjacent Oaks as it has had more room to grow. The tree is in good health with normal vigour. The applicant wished to prune the tree due to reduced sunlight and unwanted mess. Although I appreciate the tree will reduce light to the garden I feel that a reduction based purely on light is not justified. I also feel that the issue of debris from the tree would not be justification for pruning. In addition there are

several other trees both adjacent and in the rear garden of the property which would effect the light and produce debris which would fall in the garden. Therefore the proposed works would have little effect on the light and debris into the garden.

RECOMMENDATION: REFUSAL REASON (S) :

I recommend refusal of the application for the following reasons:

- 1. There is no evidence that Oak tree (T2) is unstable or evidence of current subsidence at the property and this tree would appear to be in good health showing normal vigour. Therefore the removal of this tree is unjustified and contrary to policies R17 and D8 of the Welwyn Hatfield District Plan 2005.
- 2. The proposed pruning of Oak tree (T4) to increase light and reduce debris would not be justified as the benefits of the pruning works would be minimal but the reduction in amenity value would be significant and thereby would be contrary to policies D2, D8 and R17 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS:

Site location plan & Scale Diagram and date stamped 13 June 2007

Author..... Date.....