

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

APPLICATION No:	<u>S6/2008/993/TP</u>
LOCATION:	61A Pine Grove, Brookmans Park, Hatfield
PROPOSAL:	<u>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</u>

DESCRIPTION OF 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. To reduce wind sail effect on canopy.

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

PARISH COUNCIL COMMENTS:

The Parish Council objects to tree removal but will accept the recommendations of the Arboriculturalist.

REPRESENTATIONS:

One representation has been received.

Summary – The representation does not object to tree pruning provided it does not drastically change the appearance of the trees nor the view from their house.

DISCUSSION:

T1 is a cypress sited in the adjacent field next to 61A Pine Grove. The tree has a high visibility from the road and is a striking feature of the site. The thinning of the crown by 20% would reduce the visual amenity of the tree and would make it more susceptible to branch failure as the remaining branches will not have the strength to cope with gusty or high winds.

T2 is an oak sited in the field adjacent to 61A Pine Grove. The tree has not previously been reduced and appears to be in good health. It does overshadow the rear garden and house. The application is to carry out a crown lift by 2 meters and a reduction by 2 meters. A 2 meter reduction is equivalent to a 20% crown reduction for this tree. These works are appropriate.

TPO 170 G1 are a group of 4 oak trees which have grown and matured as a group. They have been previously reduced and appear to be healthy. Reducing the trees back to the previous pruning points would be in line with good management as the growth from the previous reduction is becoming large and weighty which increases the likelihood of branch failure.

SPLIT DECISION

RECOMMENDATION: APPROVAL WITH CONDITIONS

TPO 170 – G1 crown reduce back to previous pruning points.
TPO 226 – T2 lift crown by 2 meters and reduce by 2 meters which is a 20% crown reduction.

CONDITIONS

- 1. T1
- 2. T2

REASON FOR APPROVAL: The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 R17 and D2), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer’s report which can be inspected at these offices).

RECOMMENDATION: REFUSAL REASON (S)

TPO 226 - T1 Crown lift cypress by two meters and thin by 20%.

The thinning and lifting of this tree would be detrimental to the amenity value and health of the tree detrimental to policies R17 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS: *Site plan received 8th July 2008.

Author..... Date...15 August 2008.....