

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2012/1292/TE
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NOTATION:

The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 29 Lemsford Lane, WGC

DESCRIPTION OF PROPOSAL: Reduce 5 Ash trees and 8 Hawthorn tree plus a Hawthorn hedge to 10ft

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

POLICY EM3

(Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.)

CONSULTATIONS: The application was advertised by means of neighbour notification and no representations have been received.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and no representations have been received.

DISCUSSION:

The trees and hedge in question are growing within the curtilage of 29 Lemsford Lane, Welwyn Garden City. The trees a mix of ash and hawthorn planted along the boundary to form a hedge. . However due to lack of management they have become tall and leggy. The hedge is hawthorn and has previously been managed at 10ft but has been not been managed for some time. The applicant wishes to reduce them to 10ft in order to encourage them to thicken up and form a hedge around the boundary of the garden. This work is considered appropriate and will help prolong the life of the hedge.

CONCLUSION:

The proposed work is considered appropriate. Sufficient justification has been given for the work.

RECOMMENDATION: Approval

CONDITIONS:

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. 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.
3. This consent or copy hereof shall be annexed to the Conveyance.
4. 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.
5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

SUMMARY OF REASONS FOR APPROVAL:

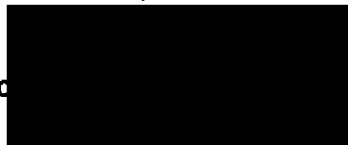
The proposal to reduce the 5 ash trees and 8 Hawthorn trees plus a hawthorn hedge to 10ft would not harm the character and appearance of the area in which they are located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:

Plans supplied and date stamped 25th June 2012

Signature of author



Date: 30/07/2012