

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2022/0355/EMT
Location: 5 Reddings Welwyn Garden City AL8 7LA
Proposal: T1 - Oak: To reduce height & width by 2.5 to 3 meters

To prevent the overshadowed garden from becoming more so. This tree has been heavily reduced in the past and now has about 5 meters of regrowth from the previous pruning points.

Officer: Mr James Hare

Recommendation: Refused

6/2022/0355/EMT

Context			
Site description	5 Reddings, Welwyn Garden City, AL8 7LA		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2009/1786/TP Decision: Granted Decision Date: 29 September 2009</p> <p>Proposal: REDUCE CROWN BY 25% OF LARGE OAK TREE AND REDUCE SMALL OAK TREE BY 50% COVERED BY TPO 432</p> <p>Application Number: N6/2013/2384/TP Decision: Granted Decision Date: 07 January 2014</p> <p>Proposal: Crown thin by 10% Oak T1 covered by TPO 432</p> <p>Application Number: 6/2017/2671/TPO Decision: Granted Decision Date: 20 December 2017</p> <p>Proposal: Reduce 1 x Oak tree by 10 % - covered by TPO 432 (2009)</p> <p>Application Number: 6/2022/0045/TPO Decision: Refused Decision Date: 14 April 2022</p> <p>Proposal: T1 - Oak: To reduce height & width by 2.5 to 3 meters</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None.		
Consultees and responses	<p>The Gardens Trust - 19/04/2022 11:53 –</p> <p>Thank you for consulting The Gardens Trust of which HGT is a member.</p> <p>The oak (T1) is part of the ancient woodland of Sherrards Park and abuts the</p>		

	old railway line from Harpenden, now a footpath. There is no detail of the condition or age of the tree which may provide reasons for the pruning for health and safety reasons. Unless substantial justification for pruning this oak tree is submitted, on safety grounds for either people or the tree, then we consider that the tree in a wood which predates the adjacent house by several centuries, should not be pruned as proposed.
Relevant Policies	Policy EM3 – Soft Landscaping
Main Issues	
Appropriateness of the works in relation to the tree(s)	<p>The Oak tree is approximately 10m tall with a 4m radial spread with the canopy taking on a round form. The tree has limited visibility from the front of the house where the view is obstructed, however, it has clear visibility from the disused railway to the rear of the house which is a prominent public right of way for access to the Sherrardspark Wood and part of the National Cycle Network. The tree is part of the woodland fringe to an ancient woodland and preserving the trees existence and contribution to the character and amenity of the area is primary concern.</p> <p>Oak trees are known to be slow growing and unappreciative of this type of management. Viewing the tree from the footpath, this current application is considered too significant for the tree at this moment. An application, of the same tree works can be considered in the next few years.</p> <p>At present, the works detailed in the application will be detrimental to the long term health of the tree and more time should be afforded to the tree in order to allow it to properly recover from its previous tree works.</p>
Conclusion	
The work request is inappropriate and could potentially result in the loss of landscaping that would harm the character and amenities of the area.	

Reasons for Refusal:

1. The tree is part of the woodland fringe to an ancient woodland and preserving the trees existence and contribution to the character and amenity of the area is primary concern.

At present, the works detailed in the application will be detrimental to the long term health of the tree and more time should be afforded to the tree in order to allow it to properly recover from its previous tree works

REFUSED DRAWING NUMBERS

2.

Plan Number	Revision Number	Details	Received Date
		tree sketch	7 January 2022
	A	location plan	12 April 2022

Determined By:

Mr Oliver Waring
18 May 2022