

Mark Gifkins  
High Trees Farm  
1 Chapmore End  
Ware SG12 0HF

**Application No:** 6/2022/0355/EMT

**Date of Refusal:** 18 May 2022

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit: -**

**Development:** 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.

**At Location:** 5 Reddings Welwyn Garden City AL8 7LA

**Applicant:** Malcolm Chaplin

**Application Date:** 30 March 2022

In accordance with the accompanying plans and particulars, for the reasons specified below:-

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.

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

Chris Dale

**Christopher Dale**  
**Head of Planning**

## **LEASEHOLD REFORM ACT 1967**

### **REFUSAL & APPEALS**

The council is changing the way it handles appeals when Estate Management Scheme Consent is refused. From 1st April 2022, appeals will no longer be heard by the Estate Management Scheme Appeals Panel. If an applicant wishes to appeal the decision to refuse of Estate Management Scheme consent, you are advised that an application can be made to the Royal Institute of Chartered Surveyors (RICS) for the appointment of a single arbitrator for a non-rent dispute. This approach is in accordance with paragraph 8 of the Welwyn Garden City Scheme of Management for resolving a dispute or disagreement in connection with the interpretation of the scheme. Further information regarding the RICS dispute resolution service can be found on their website ( [www.rics.org/uk/products/dispute-resolution-service/](http://www.rics.org/uk/products/dispute-resolution-service/))

If you would like to discuss alternative options leading to the submission of a revised application please contact the case officer.