

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

DELEGATED APPLICATION

Application No: 6/2022/2353/EMT
Location: 2 Woodland Rise Welwyn Garden City AL8 7LF
Proposal: Reduce crown of 1 x Oak by up to 3m overall.
Officer: Ms Emma Griffin

Recommendation: Granted

6/2022/2353/EMT

Context			
Site description	2 Woodland Rise Welwyn Garden City AL8 7LF		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2010/1057/TE Decision: Withdrawn Decision Date: 29 June 2010</p> <p>Proposal: Reduce Two low arms of Oak tree overhanging garden of number 4 Woodland Rise by 4 Metres</p> <p>Application Number: W6/2013/2476/TE Decision: Granted Decision Date: 18 December 2013</p> <p>Proposal: Fell Cherry tree and reduce Oak tree by 30%</p>		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Summary of neighbour responses	4 Woodland Rise, Welwyn Garden City, Herts, AL8 7LF Comment: Support for the tree works specified but concern over inspection of the tree.		
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The oak is situated to the rear of the property and is approximately 15m in height. It is a mature specimen with a crown that appears in good health and good visibility to the public that has been crown reduced previously.</p> <p>The works to reduce the crown by 3m is considered appropriate for the species, size and past management of the tree.</p> <p>It is good arboricultural practice to maintain crown reductions and a seasonal works condition has been included to prevent undue stress to the tree.</p> <p>On the corresponding conservation area application (6/2022/2342/TC) it was detailed that the works have been sought due to a couple of broken branches that occurred during the summer and the weight of the acorns on the branches</p>		

	<p>making further breakages more likely. This past season (2022) saw a mast year for acorn production which can add temporary additional weight to the branches. The regrowth from the previous reduction is also of a suitable size to be removed and reduced back to previous reduction points.</p> <p>Concerns have been raised by two parties regarding an inspection of the tree due to two mature oaks in the locality falling during the high winds of Storm Eunice in February 2022. As the crown reduction works are not considered to significantly detract from the character and amenity of the tree, which is what the EMS seeks to preserve, an arboricultural report has not been requested. However, an informative has been included to advise that should any further reduction works be sought an arboricultural report would be required to support the reasoning.</p>
<p>Conclusion</p>	
<p>The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.</p>	

Conditions:

1. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The works hereby approved shall be undertaken in accordance with the British Standard 3998:2010 (Tree Work) and by an appropriately qualified person.

REASON: To ensure that any works undertaken comply with arboricultural best practice.

6. The works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policy EM3 of the Estate Management Scheme.

DRAWING NUMBERS

7. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
		tree sketch and location	10 October 2022

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Informatives:

1. Should additional crown reduction works be required to the oak tree a tree report will be required to be submitted with the applications to support the reasoning. The tree report is to be completed by an appropriately qualified tree surgeon or arboricultural consultant.

Determined By:

Mr Oliver Waring
5 December 2022