

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2023/2263/EMT
Location: 10 Brockwood Lane Welwyn Garden City AL8 7BG
Proposal: T1-Cherry-Fell to ground level & grind away stump as it is dying due to honey fungus
 T2-Sycamore-Lift crown to 6 metres to maintain height of crown for the garden and surrounding areas
Officer: Mr James Hare

Recommendation: Granted

6/2023/2263/EMT

Context			
Site description	10 Brockwood Lane Welwyn Garden City AL8 7BG		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The cherry tree is approximately 12m tall with a radial spread of 6m. It has clear visibility to the general public from the Ayot Greenway as well as the neighbouring properties and forms part of the woodland fringe. It has moderate amenity value.</p> <p>The treeworks detailed for the cherry are to remove it due to honey fungus, <i>Armillaria</i> spp., which is shown to be pathogenic with management consideration required where targets exist. Removal is an appropriate action in this case.</p> <p>The sycamore tree is approximately 16m tall with a radial spread of 6m. It has some visibility to the general public being obscured by other trees</p>		

	but overall adds to the woodland feel of the area. The prescribed works are minimal and will not negatively affect the character and amenity of the area.
Conclusion	
The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.	

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. A replacement tree must be planted as soon as practically possible and no longer than two planting seasons (November to February) after the date the application was granted. Replacement planting is acceptable anywhere within the boundary and rear garden of the property detailed in the application with a species that reaches a mature size similar to that of the tree being removed and typical of the Welwyn Garden City Estate Management Area. Such species include Prunus spp., Malus spp., Pyrus spp. and Crataegus monogyna. Other species will be considered but should be agreed in writing prior to treework being carried out.

REASON: A replacement tree is required given the current amenity value of the tree(s) in accordance with the requirements of 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
		Location plan	8 November 2023

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

Determined By:

Mr Oliver Waring
19 December 2023