

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

DELEGATED APPLICATION

Application No: 6/2023/2323/EMT
Location: 11 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: 1 x Silver Birch to fell in front garden as tree is dying
Officer: Mr James Hare

Recommendation: Granted

6/2023/2323/EMT

Context			
Site description	11 Roundwood Drive Welwyn Garden City AL8 7JZ		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Application Number: N6/2009/0099/TE Decision: Decision Date: 04 February 2009</p> <p>Proposal: 20% CROWN REDUCTION OF OAK TREE IN REAR GARDEN</p> <p>Application Number: W6/2009/1063/TE Decision: Decision Date: 30 June 2009</p> <p>Proposal: REDUCE OAK TREE BY 20%</p> <p>Application Number: W6/2013/1353/TE Decision: Granted Decision Date: 29 July 2013</p> <p>Proposal: Reduce Silver birch tree by 20%</p> <p>Application Number: 6/2019/0048/EM Decision: Granted Decision Date: 13 February 2019</p> <p>Proposal: Reduce crown of 2 x Oak trees by 30%</p>		
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	The tree is approximately 16m tall with a radial spread of 6m. It has prominent visibility to users of the road and a high amenity value being a		

relation to the tree(s)	<p>species typical of the estate management area. The tree had reasonable vitality in the crown, however, the presence of honey fungus, <i>Armillaria</i> spp., at the base suggested that it was a matter of time before the tree became unstable. Removal is the most appropriate option.</p> <p>In order to protect the character and amenity of the area a condition to replant has been issued with the permission. It is not expected to be in exactly the same spot, due to the nature of honey fungus.</p>
Conclusion	
<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. 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 front 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 *Quercus* spp., *Carpinus betulus*, *Betula pendula*, *Robinia pseudoacacia* and *Pinus sylvestris*. 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

6. 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	17 November 2023
		Location plan	17 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