

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/2424/EMT  
**Location:** Land at Scholars Mews, Welwyn Garden City, AL8 7JQ  
**Proposal:** T1 Hornbeam - cut back adjacent property overhang by 30% of branch length, lift low growth to 3m  
 T2 Hornbeam - cut back adjacent property overhang by 30% of branch length, lift low growth to 3m  
 T4 Hornbeam - cut back adjacent property overhang by 30%, lift low growth to 3m  
 T6 Hornbeam - cut back adjacent property overhang by 30%, lift low growth to 3m  
 T7 Hornbeam - cut back overhang by 30%, lift low growth to 3m  
 T9 Hornbeam - remove deadwood  
 T10 Birch - deadwood  
 T14 Hornbeam - crown reduce by 20%  
 T15 Hornbeam - lift low growth to 5.1m over entrance carriageway  
 T16 Hornbeam - crown reduce by 20%  
 T17 Sever Ivy and clear around wires creating a 1m clearance  
 G1 Hornbeams - crown reduce by 20%  
 All trees covered by TPO 928 (2018)  
**Officer:** Mr James Hare

**Recommendation:** Granted

6/2023/2424/EMT

<b>Context</b>			
<b>Site description</b>	Land at Scholars Mews, Welwyn Garden City, AL8 7JQ		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning Application Number: 6/2023/0106/EMT      Decision: Granted      Decision Date: 13 March 2023 Proposal: T3 Oak to reduce selective limbs by approximately 3m in height, reduce branches over sailing lawn by approximately 2m in width (tree located in scholars mews grass verge opposite number 16/17)		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	None		
<b>Relevant Policies</b>	Policy EM3 – Soft Landscaping		

<b>Main Issues</b>	
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>T1, 2, 4, 6, 7, 14, 16 and G1 are all between 6 and 10m tall with a radial spread of between 3 and 5m. They have clear visibility to the public and have a high amenity value due to their aesthetic and location in the woodland fringe. The treeworks detailed in the application are to reduce the trees of varying quantities equivalent to between 20 and 30%. While the treeworks are not supported by any evidence for arboricultural requirements, the trees appear to be in good health and have all been previously pruned to approximately the same extent. Therefore, the treeworks would not detrimentally affect the amenity of the tree.</p> <p>T9 and 10 are approximately 12m tall with a radial spread of 4m. They have clear visibility and high amenity value. The treeworks proposed are to remove the deadwood from the crowns. This will not affect the amenity of the trees in any way.</p> <p>T15 is approximately 14m tall with a radial spread of 7m taking on a round form. The tree has prominent visibility and a high amenity value. The treeworks detailed in the application will not affect the amenity of the tree in any way.</p> <p>T17 is approximately 14m tall with a 8m radial spread taking on a round form. The tree has prominent visibility and a high amenity value. The treeworks detailed in the application are to remove the ivy and prune back the vegetation where it is close to the telephone wire. There is a duty of care from the tree owner to ensure that the telephone wires are not damaged and the ivy removal would improve the amenity of the tree.</p>
<b>Conclusion</b>	
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. 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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		Location plan	25 January 2023

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

#### **Determined By:**

Mr Oliver Waring  
11 January 2024