

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

DELEGATED APPLICATION

Application No: 6/2024/1508/EMT
Location: 34 Sherrardspark Road Welwyn Garden City AL8 7JS
Proposal: T1 Hornbeam to reduce crown height and spread by 33% including dead, dying and crossing wood;
 T2 Silver Birch to reduce height by 33% leaving framework of branches and remove dead and dying wood;
 T3 Hornbeam to reduce height and spread by 33% including all crossed, dead and dying wood; &
 T4 & T5 Oaks to reduce spread (diameter) by 3 to 4 metres and height by 2 metres.
Officer: Ms M Hill

Recommendation: Granted

6/2024/1508/EMT

Context	
Site and Application description	34 Sherrardspark Road Welwyn Garden City AL8 7JS T1 Hornbeam to reduce crown height and spread by 33% including dead, dying and crossing wood; T2 Silver Birch to reduce height by 33% leaving framework of branches and remove dead and dying wood; T3 Hornbeam to reduce height and spread by 33% including all crossed, dead and dying wood; & T4 & T5 Oaks to reduce spread by 3 to 4 metres and height by 2 metres.
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant Estate Management history	Application Number: N6/2012/0173/TE Decision: Granted Decision Date: 12 March 2012 Proposal: Reduce Silver Birch tree by 15%, reduce Two Oak trees by upto 5 metres and remove Three branches from Hornbeam tree Application Number: N6/2012/1766/TE Decision: Granted Decision Date: 09 October 2012 Proposal: Reduce Hornbeam tree by 30%, reduce two Silver Birch trees by 15% and remove hornbeam and mixed hedging Application Number: 6/2018/0010/TPO Decision: No Objection Decision Date: 08 February 2018 Proposal: T1 Hornbeam - Crown reduction back to approximate previous cuts. Crown lift roadside of tree by approximately 1.5m from branch tips to match the garden side of the tree. T2 Hornbeam - Crown reduction by approximately 2m from branch tips in height and spread. T3 and T4 Oaks - Crown reduction of 1-2m from branch tips in height and

<p>spread</p> <p>Application Number: 6/2020/0597/EM Decision: Granted Decision Date: 24 April 2020</p> <p>Proposal: Reduce 2x Hornbeam tree (T1 and T5) by 33%</p> <p>Reduce 1x Silver birch tree (T4) by 33%</p> <p>Reduce 2x Oak tree (T6 and T7) by 4m in width and 2m in height</p> <p>Remove 1x Oak tree (T3) and replace with new species.</p> <p>Remove 1x Silver birch tree (T2)</p> <p>Application Number: 6/2020/0833/TC Decision: No Objection Decision Date: 24 April 2020</p> <p>Proposal: Reduce 2 x Hornbeam Trees [T1 and T5] by 33%</p> <p>Reduce 1 x Silver birch tree [T4] by 33%</p> <p>Reduce 2 x Oak trees [T6 and T7] by 4m in width and 2m in height</p> <p>Fell 1 x Oak tree [T3] and replace with new species</p> <p>Fell 1 x Silver birch Tree [T2]</p> <p>Application Number: 6/2024/1535/EMT Decision: Granted Decision Date: 16 October 2024</p> <p>Proposal: Removal of silver birch tree (T1) due to basal decay</p> <p>Application Number: 6/2024/1540/TC Decision: No Objection Decision Date: 16 October 2024</p> <p>Proposal: Removal of Silver Birch Tree (T1) due to basal decay</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 relation to the tree(s)	<p>T1 Hornbeam is a mature tree, standing by the roadside. It has a high amenity value. It appears to have reasonable health and vitality. The tree has been previously crown reduced with a high crown lift to 5m.</p> <p>The proposed tree works are to reduce crown height and spread by 33% including dead, dying and crossing wood. There are no dying sections of the crown and no significant crossing wood. The tree works proposal is slightly ambiguous and therefore a condition to limit/clarify the tree works is reasonable.</p> <p>T2 Silver birch appears to be the same tree identified in application/notice 6/2024/1535/EMT & 6/2024/1540/TC which proposes to fell the tree.</p>		

	<p>Therefore, these proposed tree works are reasonable.</p> <p>T3 Hornbeam is a mature tree with a medium stature, but tall. The tree has a good amenity value. The health appears fair with reasonable vitality. Structural condition unknown. There do not appear to be any particular problems or amounts of branches which could be associated with crossing, dead or dying branches.</p> <p>The proposed tree works are to reduce height and spread by 33%. This is an ambiguous proposal and should be limited through condition.</p> <p>T4 & T5 Oaks are very similar and therefore dealt with together. The trees appear to have reasonable health and vitality. Structural condition is unknown. The trees have been previously crown reduced and the regrowth is estimated to be between 0.75 and 1.5m long. Clarity was sought that the lateral crown reduction was off the lateral diameter and not radius. These works are not objectionable if appropriate conditions applied.</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. 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.

2. 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.

3. The reduction points on T1 hornbeam, T3 hornbeam, T4 oak, and T5 oak shall be at the base of the branches which grew after the previous reduction and shall be to suitable fork/branch unions. No cuts shall be made below the previous reduction point.

REASON: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity.

4. 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.

5. 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.

6. 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.

7. 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.

DRAWING NUMBERS

8. 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
		Rear Trees	8 August 2024
		Plan	8 August 2024
		Front Trees	8 August 2024

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

Informatives:

1. You are advised that whilst Estate Management Permission/Consent has been granted for the proposed tree work, a section 211 notice for tree work in a conservation area must be submitted for comment before works commence. You are advised to not commence with the proposed tree works hereby approved until that Consent is sought and granted.

Determined By:

Mr Oliver Waring
8 November 2024

