

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
WORKS TO TPO TREES DELEGATED REPORT

APPLICATION No:	<u>N6/2007/1358/TP</u>
LOCATION:	<u>Perrywood, Walden Road, WGC</u>
PROPOSAL:	<u>Works to trees covered by TPO 133 W1</u>

DESCRIPTION OF PROPOSAL:

This application covers many trees however; most of them have been dealt with by a concurrent CA/EM application and have been dealt with. This application is therefore only concerned with the large Oak tree within W1 close to the road boundary. The application asks for essentially a deadwooding of the tree.

SUMMARY OF DEVELOPMENT PLAN POLICIES:

Hertfordshire Structure Plan Review 1991 – 2011: None

Welwyn Hatfield District Plan 2005:

R17 – Trees, Woodland and Hedgerows
D2 – Character and Context

PARISH COUNCIL COMMENTS: None

REPRESENTATIONS: None

DISCUSSION:

I have been to inspect the tree with regards to the work that they have applied to do and I have spoken to the applicant on the phone. The application asks for the deadwood within the crown to be removed, specifically what is overhanging the road and building. This work is technically exempt from the need for permission and so I would have no objection to these works being done. They have also asked to shape the branches of the tree which overhang and in some cases touch the building to be shortened back. The tree has reached the point where it is touching the building and in order to avoid actual damage to the building then I would allow the clearance of the building by 2m which should give several years of growth before being required again.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Agree to removal of deadwood for large Oak tree and shortening back of branches that are touching the building to give 2m clearance of the property.

CONDITIONS:

1. The works hereby approved shall be undertaken within three years of the date of this notice.

REASON: To ensure that works to trees are undertaken within an appropriate time scale, after which time reconsideration of their suitability should take place

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

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

3. This permission shall only relate to the removal of dead wood from the Oak tree and the shortening back of the branches that are touching the building to give a clearance distance from the building of 2m.

REASON: To clarify the terms of this permission in the interests of the amenity value of the tree in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

REASON FOR APPROVAL: The proposal has been considered against development plan policies (i.e. Welwyn Hatfield District Plan 2005 R17 and D2), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

DRAWING NUMBERS: L275 05B, 1:1250 site location plan date stamped 12 September 2007

Author..... Date.....