

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

APPLICATION No:	<u>N6/2009/1857/TP</u>
LOCATION:	19 Scholars Mews, Welwyn Garden City
PROPOSAL:	<u>Crown lift hornbeam tree (T10) above window,</u> <u>crown lift oak tree (T11) and thin by 20% and thin</u> <u>two hornbeam trees (T12 &T13) by 20%</u>

DESCRIPTION OF PROPOSAL: Crown lift hornbeam tree (T10) above window, crown lift oak tree (T11) and thin by 20% and thin two hornbeam trees (T12 &T13) by 20%

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy
PPG2: Green Belts

East of England Plan 2008
ENV2: :Landscape Character

Hertfordshire Structure Plan Review 1991 – 2011:
None

Welwyn Hatfield District Plan 2005:
GBSP1: Definition of Green Belt
GBSP2: Towns and specified settlements
R17 – Trees, Woodland and Hedgerows
D2 – Character and Context
D8 - Landscaping
RA10 – Landscape Character Area and Region

PARISH COUNCIL COMMENTS:

None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and no representations were received.

DISCUSSION: The trees in question are growing in the front garden of 19 Scholars Mews and are covered by TPO 252.

The Hornbeam (T10) in question is to the front of the property has been crown lifted in the passed. The applicant wishes to crown lift to the approximately the same

height which is 5m - window height. As this work has been carried out before it would be acceptable.

The oak (T11) is mature which has also been crown lifted in the past. The applicant wishes to crown lift the tree to the same height as the adjacent hornbeam and thin the crown by 20%. The crown lifting work is similar to that which has been carried out in the past. The thinning work would allow more light to the has, which is what the applicant would like, but would have little affect on the amenity value of the tree. If this work is carried out in accordance with current best practise it would be appropriate.

Two hornbeams (T12 and T13) are fairly leggy specimens along the boundary. The applicant wishes to thin these trees by approximately 20%. The applicant wishes to crown thin the tree by 20%. This work although not essential would have little effect on the amenity value of the trees.

RECOMMENDATION: APPROVAL WITH CONDITIONS

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.

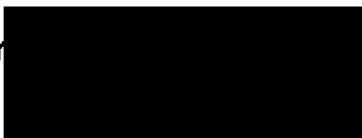
- 3 The works hereby approved shall be carried out either during winter (November- February) or high summer (July-August) .

REASON: To minimise the impact on the tree.

REASON FOR APPROVAL: The proposed work of 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: Sketch plan attached with report

Author



Date. 15/10/2007.....