

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2009/2216/TC</b>
------------------------	------------------------

**NOTATION:**

The site lies within Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE: Oaklands College Welwyn Garden City Campus, The Campus Welwyn Garden City**

**DESCRIPTION OF PROPOSAL: Felling of two Poplar trees and crown lift oak tree to 5 metres and hornbeam to 3 metres**

**PLANNING HISTORY:**

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

PPG15: Planning and the Historic Environment

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

D8 - Landscaping

RA10 – Landscape Character Area and Region

Policy GBSP2 – Towns and Specified Settlements

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

**TOWN/PARISH COUNCIL COMMENTS:** None received

**REPRESENTATIONS**

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

**DISCUSSION:**

Paragraph 4.40 of PPG15 states “when considering whether to extend protection to trees in conservation areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees.”

The two Poplar trees in question are located along the western boundary of the college adjacent to Digswell Road. Both trees are showing signs of decline and decay. T1 is partially decay at the base and will be structurally compromised. T2 is has a lean towards the college and is also showing signs of structural weakness. In light of the above there is no objection to the removal of these trees.

Within the car park the applicant wishes to crown lift the trees, oak and hornbeam, to abate the encroachment. This work is appropriate and would have little effect oin the amenity value in this area.

**CONCLUSION:** The works requested are appropriate and would not result in the loss of landscaping that would harm the character of the landscape.

**RECOMMENDATION:** The proposal is appropriate. No objection

**INFORMATIVES:**

**DRAWING NUMBERS:** Plan provided and dated stamped 14<sup>th</sup> October 2009

**Signature of author..... Date.....**