

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2015/870/TE
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NOTATION: The site lies within the Estate Management Area of Welwyn Garden City.

DESCRIPTION OF PROPOSAL: Fell conifer tree

PLANNING HISTORY: N/A

POLICY EM3

(Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.)

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

DISCUSSION:

The tree in question is a mature conifer approximately 12m tall growing within the rear garden of 39 Sherrardspark Road Welwyn Garden City.

The tree appeared in good health and vitality and does have some amenity value. However this species is a large tree which can reach a height in excess of 20m and is not an appropriate for a rear garden. Pruning to reduce its height and spread will have a detrimental effect on the amenity and the more than likely the health of the tree.

In light if the above there is no objection to the tree with proviso that another more suitable species is planted within the rear garden.

CONCLUSION: The work request is appropriate and would not result in the loss of landscaping that would harm the character of the landscape.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.
2. 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.
3. This consent or copy hereof shall be annexed to the Conveyance.
4. 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.

5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. The approved works shall not be started and completed other than in accordance with the approved plans and details: Plan received and dated 24 April 2015 unless otherwise agreed in writing by the Council.

REASON: To ensure that the tree works are carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Council.

7. Prior to the removal of the tree, hereby approved, details of the proposed species, size and location of a replacement tree(s) shall be submitted to and approved in writing by the Council. Subsequently, the approved replacement tree(s) shall be planted in the first planting season following removal of the tree(s) hereby permitted unless otherwise agreed in writing by the Council.

REASON: To maintain the level of tree cover in the area in accordance with Policy EM3 of the Estate Management Scheme

INFORMATIVES: The 'Bird Nesting Season' is officially from February until August (Natural England) and it is recommended that vegetation works (tree or hedge cutting) or site clearance should be done outside of the nesting season. However, in reality the nesting period may start before this and extend beyond it, in some cases. The busiest time for nesting birds is from 1st March until 31st July and of course varies according to species, etc

Signature of author **Date : 05 June 2015**