

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/983/TE
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NOTATION:

The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 7 Densley, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Reduce and shape crown of oak tree located in front garden by 25% plus remove all deadwood and epicormic growth from butt and removal of epicormic growths from butts of three oaks in rear garden.

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

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.)

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 representation were received.

DISCUSSION:

The description on the councils proposal form differs from that of the applicants description in that it states that the applicant wishes to reduce the three trees within the rear garden, this is nto the case and the application has been considered on the original description which excludes the reduction work to the trees in the rear garden.

The trees in question are located within the curtilage of the property. One to the front and three to the rear.

The tree to the front is a mature oak approximately 14m tall. The tree is in good health with normal vigour. A small amount of deadwood was noted in the crown at the time of the inspection. This tree has been pruned significantly in the past due to the close proximity to the house and has been pruned back regularly to abate any encroachment. The applicant wishes to reduce the crown by 25%, remove deadwood and any epicormic growth. The pruning work is in keeping with previous management

of the tree and removal of the deadwood and epicormic growth is good arboricultural management.

The three trees to the rear are all oak and approximately 12m tall. They are all in good health with normal vigour. The applicant wishes to remove the epicormic growth. This work is considered good arboricultural management and will have no effect on the amenity value of the tree.

It is recommended that a condition be attached should permission be approved stipulating that the work be carried out either during July and August or in winter (Nov-Feb inclusive). This would minimise the impact on the trees to ensure that the work does not have a detrimental effect on their health and condition.

CONCLUSION:

The works requested are appropriate as it is in keeping with the previous management of the trees and considered good arboricultural practise.

RECOMMENDATION: Approval

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 works hereby approved shall not be carried out other than between November – February inclusive or within the months July and August.

REASON: To minimise the impact on the tree in accordance with policy EM3

SUMMARY OF REASONS FOR APPROVAL OF PERMISSION:

The proposed work to reduce, deadwood and remove epicormic growth from the oak in the front and remove the epicormic growth from the three oak in the rear garden would not result in the loss of landscaping that would harm the character and appearance of the area in which is located and the reason for the works is sufficient. The proposed works therefore comply with the provisions of Policy EM3 and would maintain the amenities and values of the area.

INFORMATIVES:

DRAWING NUMBERS:

Site Location Plan supplied with application.

Signature of author..... Date: 18/06/2010