

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2010/984/TC
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NOTATION:

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

DESCRIPTION OF SITE: 7 Densley Close, 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 growth from butts of three oak in rear garden

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS 5: Planning for the Historic Environment

East of England Plan 2008

ENV2: :Landscape Character

Hertfordshire Structure Plan Review 1991 – 2011:

None

Welwyn Hatfield District Plan 2005:

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 one representations was received supporting the application.

DISCUSSION:

PPS5 outlines a presumption in favour of the conservation of the historic environment. In this context the proposal should either sustain or where appropriate enhance the historic environment. Policy HE7 of PPS5 outlines that the more

significant the element of the historic environment that may be affected by the relevant proposal the greater the presumption in favour of conservation.

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.

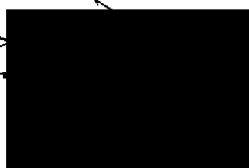
CONCLUSION: The works requested are appropriate as it is in keeping with the previous management of the trees.

RECOMMENDATION: The proposal is appropriate. No objection

INFORMATIVES:

DRAWING NUMBERS: Plan provided with application.

Signature of author.....



..... Date; 18/06/2010