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

APPLICATION No:	**N6/2010/1542/TP**
LOCATION:	**29 Broadwater Road, WGC**
PROPOSAL:	**Removal of Poplar tree and Willow tree covered by TPO 151 G2**

DESCRIPTION OF PROPOSAL: Removal of Poplar tree and Willow tree covered by TPO 151 G2

SUMMARY OF DEVELOPMENT PLAN POLICIES:
National Policy

East of England Plan 2008
ENV6: The Historic Environment: Requires the protection, conservation, and where appropriate the enhancement of the early Garden Cities.

Hertfordshire Structure Plan Review 1991 – 2011
None

Welwyn Hatfield District Plan 2005
GBSP2: Towns and specified settlements
R17: Trees, Woodland and Hedgerows
D2: Character and Context
D8: Landscaping

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 situated to the rear of an industrial building, sandwiched between this and the adjacent currently vacant land. There have been previous planning applications on this land, which incorporate the remainder of the tree belt where these trees stand. A similar application was made by the adjoining land owners to remove a Poplar and pollard two Willow trees that were causing similar problems.

The trees, as a group, do offer amenity in that they contribute to the tree'd aspect of this area, however the quality of the individual trees is poor. There is damage being caused to the parking areas immediately adjacent to the tree belt and due to the species mix, the most likely cause of the damage is the Poplar tree, and possibly the Willow.

As the Poplar is mature, it would be more beneficial long term, to have an alternative tree planted here and allow this tree to be removed due to the damage being caused. The willow is again of low quality and a replacement planting would be beneficial to the area.

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 No works to the tree(s) hereby approved shall commence until details of a suitable replacement tree have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: A replacement tree is required given the current amenity value of the tree(s) and consent is only given for the works because of the damage being caused to the property and the quality of the individual trees.

REASON FOR APPROVAL: The proposal has been considered against development plan policies (i.e. National Policy, East of England Plan 2008 ENV6; Welwyn Hatfield District Plan 2005 GBSP2, R17, D2, D8, 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: Location plan received and dated 8th July 2010

Author…… Date…..16/08/2010……..