

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2011/135/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: 5 Sherrardspark Road, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Removal of Larch tree located 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 representations were received.

DISCUSSION:

The tree in question is a semi-mature larch growing in the rear garden of 5 Sherrardspark Road. The tree is approximately 13m tall and is in poor health and condition. It is growing adjacent to mature oak which appears in much better health and condition.

The applicant wishes to remove the larch because of its poor condition and location.

Given the poor condition of the tree there is no objection to its removal. However it is recommended a condition is attached to the approval requesting that a new tree be planted within the garden.

CONCLUSION:

The proposed work is considered appropriate. A condition requesting replacement is recommended in order to maintain tree cover in this area.

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. Prior to the removal of the tree, hereby approved, a replacement tree shall be replanted in within the front garden. Details of proposed species, size and location of the tree shall be submitted to and approved in writing by the local planning authority. Subsequently, the tree shall be planted in the first planting season following removal unless otherwise agreed in writing by the local planning authority.

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

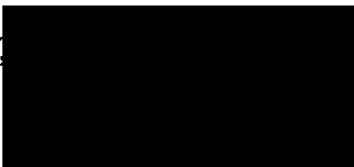
SUMMARY OF REASONS FOR APPROVAL:

The proposal to remove the larch tree is considered appropriate. Replacement planting has been requested in order to ensure that there is no overall loss of landscaping that would harm the character and appearance of the area. The proposed works and replanting therefore comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:

Site Location Plan supplied with application.

Signature of author  Date: 04/03/2011

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2011/136/TC
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NOTATION:

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

DESCRIPTION OF SITE: 5 Sherrardspark Road, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Removal of Larch tree located in rear garden.

PLANNING HISTORY:

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

PPS 5: Planning for the Historic Environment

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: None

TOWN/PARISH COUNCIL COMMENTS: None received

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

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 tree in question is a semi-mature larch growing in the rear garden of 5 Sherrardspark Road. The tree is approximately 13m tall and is in poor health and condition. It is growing adjacent to mature oak which appears in much better health and condition.

The applicant wishes to remove the larch because of its poor condition and location.

Given the poor condition of the tree there is no objection to its removal.

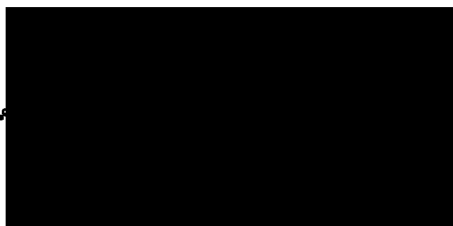
CONCLUSION: The proposed work is considered appropriate due to the structural condition of the tree.

RECOMMENDATION: No Objection.

INFORMATIVES:

DRAWING NUMBERS: Plan provided with application.

Signature of author.



04/03/2011