

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2013/239/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: Land at Perrywood, Walden Road WGC

DESCRIPTION OF PROPOSAL: Remove deadwood and epicormic growth from oak and reduce 3 deciduous trees back to hedge height

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 have been received.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

The application was advertised by means of neighbour notification and no representations have been received.

DISCUSSION:

The trees in question are located within the land at Perrywood along Walden Road Welwyn Garden City.

The oak tree is a mature tree approximately 15m tall. At the time of inspection the tree appeared in good health and condition for age and species. There is a small amount of deadwood within the crown of the tree. The application wishes to remove the deadwood and epicormic growth. This work is minimal and considered appropriate. The work will have no overall effect on the amenity value of the tree or the surrounding landscape.

The three deciduous trees are located beneath the oak, all are hornbeam and out grown trees from a small section of hedge. The applicant wishes to reduce these trees back down to hedge height. This work is considered appropriate and good arboricultural practise.

CONCLUSION:

The proposed work is considered appropriate. Sufficient justification has been given for the work.

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

SUMMARY OF REASONS FOR APPROVAL:

The proposed work would not harm the character and appearance of the area in which the tree is located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:

Plan supplied and date stamped 8th February 2013

Signature of author..... Date: 19/03/2013