WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	**N6/2011/826/TE**

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

DESCRIPTION OF SITE: 62 Brockswood Lane, WGC

DESCRIPTION OF PROPOSAL: Fell Eucalyptus 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 one representation was received from a neighbour supporting the application.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:
The application was advertised by means of neighbour notification and one representation was received from a neighbour supporting the application.

DISCUSSION:

The tree in question is a mature Eucalyptus tree growing within the rear garden 62 Brockswood. The tree appears in good health with normal vigour. This tree looks to have been a multi-stem tree, but has lost most of its stems. This loss of stems has caused damage to the remaining stem which has a large area of damage and decay. The stem also has a significant lean towards the rear garden of 60 Brockswood Lane.

Given the damage to the main stem and its lean the tree is at much greater risk of failure. In light if this there is no objection to its removal.

It is recommend that a condition be attached requesting that a tree be planted to replace the Eucalyptus to ensure no overall loss of amenity in this area.

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

6. Prior to the removal of the tree, hereby approved, a replacement tree shall be agreed to be replanted within the rear 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:
Sufficient justification has been given for the removal of the Eucalyptus. 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 in which it is located. The proposed works therefore comply with the provisions of Policy EM3.

DRAWING NUMBERS:
Site Location Plan supplied with application.

Signature of author…… Date: 02/06/2011