

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2011/1076/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: 7 Reddings, WGC

DESCRIPTION OF PROPOSAL: Crown reduce five oaks by 25% and remove deadwood. Fell suppressed Pine to ground level.

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 trees in question are located within the rear garden of 7 Reddings, Welwyn Garden City.

The oaks are all semi-mature and appear in good health with normal vigour. They range from approximately 7-12m tall. All have been crown reduced in the past. The applicant wishes to crown reduce these trees by 25%. Given that these trees have been reduced in the past this work is considered appropriate. The work will have no overall affect on the amenity of the trees or the landscape in this area.

It is recommended that a condition be attached stating the time of year when the work should be carried out. Trees use most of their stored or potential energy to leaf out. This energy is then recouped quickly over the following weeks. Crown reducing a tree immediately before leaf out (when the sap is rising), during leaf out or

immediately after leaf out, leaves the tree with little reserves of energy to react to the pruning, both in terms of making more leaves and compartmentalising the wounds. A similar situation occurs in the time before, during and immediately after leaf fall. (Shigo, Modern Arboriculture 1991). The specified times of year for pruning have been stated inline with the above in order to minimise the impact in the trees.

The pine in question is a mature tree growing along the western boundary of the rear garden. It is approximately 12m tall and is in reasonable health. Part of the crown of this tree is beginning to die back due to the close proximity of other trees which are starting to shade out this tree. The applicant wishes to remove this tree. Removal of this tree would allow the adjacent oak and pine to grow into this space and flourish. Given the dieback within the crown of this tree and the benefits the removal would have the adjacent trees there is no objections to this work. There will be no overall effect on the amenity value of the landscape within 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 The works hereby approved for the oaks shall not be carried out other than between November – February inclusive or within the months July and August.

REASON: To minimise the impact on the tree in accordance with policy EM3

SUMMARY OF REASONS FOR APPROVAL:

The proposal to crown reduce five oaks by 25% and remove deadwood and fell suppressed Pine to ground level would not result in the loss of landscaping that would harm the character and appearance of the area in which it is located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

DRAWING NUMBERS:

Site Location Plan supplied with application.

Signature of author..... Date: 13/07/2011