

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2013/1353/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: 11 Roundwood Drive, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Reduce Silver birch by 20%

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 representation.

DISCUSSION:

The tree in question is located within the front garden of 11 Roundwood Drive Welwyn Garden City.

The tree is a mature Himalayan birch (*Betula utilis*) approximately 9m tall. At the time of inspection the tree appeared in relatively good health and condition. Some minor deadwood and die back was noted. The crown of the tree is spreading and it is encroaching upon the overhead lines and the driveway.

The applicant wishes to reduce the tree by 20%. Given the spreading nature of this tree and the small amount of deadwood and dieback the proposed work is considered appropriate. The work should have no overall affect on the character of the 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.

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

INFORMATIVES:

DRAWING NUMBERS: Plans supplied and date stamped 24 June 2013

Signature of author



Date: 26 July 2013

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2013/1357/TC
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NOTATION:

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

DESCRIPTION OF PROPOSAL: Reduce Silver birch by 20%

PLANNING HISTORY:

N6/2009/0099/TE – 20% Crown reduction of oak tree in rear garden – approved
N6/2009/102/TC – 20% Crown reduction of oak tree in rear garden – No objection

TOWN/PARISH COUNCIL COMMENTS:

None received

REPRESENTATIONS

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

DISCUSSION:

The consideration is whether or not the tree merits a Tree Preservation Order. Assessment is therefore required of the amenity value of the tree and whether it helps to preserve the character or appearance of the conservation area.

The assessment considers the condition of the tree, its retention span, relative public visibility and other factors – such as, but not limited to, whether it is part of a group, has historical importance and, has good form.

The work is also considered to see if it is appropriate and will have an effect on the amenity value of the tree.

The trees condition and suitability is considered to be good with a remaining useful life expectancy of approximately 40-100 years. The trees overall size can be classed as medium and is a prominent tree clearly visibility to the public.

The work proposed is considered appropriate and will not have an effect on its amenity value.

CONCLUSION:

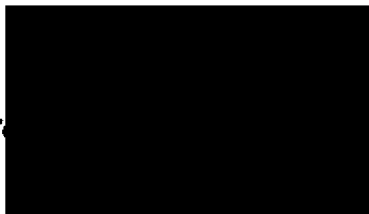
From the above considerations, it is concluded that the tree does not require a Tree Preservation Order.

RECOMMENDATION:

No objection.

DRAWING NUMBERS: Plan received and dated 24 June 2013.

Signature of author



Date: 26 July 2013