WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	**N6/2010/3014/TE**

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

DESCRIPTION OF SITE: 48 Bridge Road, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Fell Lawson cypress tree and replace with Himalayan White birch or similar, remove Box elder tree, prune out deadwood and snags and thin out overhang of two wild cherry trees, remove Wild plum tree and replace with a Himalayan Birch, remove second Wild Plum and prune out storm damaged wood from Birch tree.

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 trees in question are located within the rear garden of 48 Bridge Road Welwyn Garden City.

The Lawson cypress is semi-mature tree approximately 6m tall. The tree appears to be in good health with normal vigour. However around the base of the tree is section of concrete which is beginning to cut into the main stem of the tree. This will cause the tree's vascular system to fail and it will eventually die. The applicant wishes to remove this tree. Given the issue with the concrete there is no objection to its removal. It is recommended that a condition be attached to the decision notice requested replacement planting to ensure no overall loss of amenity in this area.

The Box Elder is growing along the eastern boundary of the rear garden. It is approximately 9m tall. The tree has normal vigour and health; however the form of the tree is poor. It is also growing into the adjacent golden conifer causing it to brown off on one side. The applicant wishes to remove this tree. Given the poor form of the tree and that it is affecting the adjacent tree there is no objection to its removal.

The two Wild Cherries are located close to the eastern boundary of the rear garden. Both are approximately 12m tall and appear on good health with normal vigour. Some minor deadwood and broken branches were noted within the crown. The applicant wishes to prune out dead wood and snags and thin out overhang to adjoining property (Woodside House). This work is considered good arboricultural practise and would have no overall effect on the amenity of the landscape in this area.

A Wild plum located along the western boundary, approximately 8m tall with normal vigour and health, is leaning at a 45 degree angle across the garden. The applicant wishes to remove this tree. Given the degree of lean there is no objection to the removal of this tree. It is recommended that a condition be attached to the decision requiring replacement planting to ensure no overall loss of amenity in this area.

Another Wild plum located in the adjacent property has fallen and is resting in a semi mature oak within the rear garden. The applicant wishes to remove this fallen. There is no objection to this as it is considered tree good management.

The birch is growing close to the western boundary of the rear garden. It is approximately 10m tall and appears in good health with normal vigour. There is some minor storm damage within the crown of this tree which the applicant wishes to remove. There is no objection to this work as it is considered good arboricultural practise.

CONCLUSION:
The proposed work is considered appropriate and would have no overall effect on the amenity value of the surrounding landscape.

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(s), hereby approved, a replacement tree(s) 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(s) 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 fell Lawson cypress tree, remove Box elder tree, prune out deadwood and snags and thin out overhang of two wild cherry trees, remove Wild plum tree, remove second Wild Plum and prune out storm damaged wood from Birch tree 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. Replacement planting has been requested as a condition of consent to ensure that the proposed works comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:
Site Location Plan supplied with application.

Signature of author…… Date: 21/01/2011