

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2010/3039/TE</b>
------------------------	------------------------

**NOTATION:**

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

**DESCRIPTION OF SITE:** 12 Brockswood Lane, Welwyn Garden City

**DESCRIPTION OF PROPOSAL:** Reduce height of 7 Beech trees by 33% and creation of windline.

**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 along the back boundary of the rear garden.

The trees in question are seven beech trees all approximately 8m tall. They appear in good health with normal vigour. The trees have been planted close together (between 0.5-1.5m spacings) possibly initially as a hedge and as a result are quite leggy. Some of the trees within the group have poor form due to growing in close proximity to one and another; this will have an effect on the strength of the trees.

The applicant wishes to reduce the trees by 33%. If the work is carried out to current best practise this will reduce the height and spread of the trees whilst retaining the shape of the crown. Given the close proximity of the trees to one and another and the poor form of some of the trees within the group a reduction of 33% is considered appropriate. This work will have no overall effect on the amenity value of 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 applicant wishes to use cut branches from the beech trees to form a windline. It is assumed that this is a low barrier along the back boundary using these cut branches as form of dead hedge. There is no objection to this but is recommended that if they wish to make the windline on the other side of the fence that they seek the land owner's permission which in this case is Herts County Council.

**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 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 proposal to reduce the height of 7 beech trees by 33% 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. The proposed works comply with the provisions of Policy EM3.

**INFORMATIVES:** If the applicant wishes to make the windline on the other side of the back boundary (outside the rear garden) that they seek the landowner's permission to do so. In this case the landowner is Herts County Council.

**DRAWING NUMBERS:**  
Site Location Plan supplied with application.

**Signature of author..... Date: 21/01/2011**