

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

<b>APPLICATION No:</b>	W6/2013/1669/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:** 32 Sherrardspark Road, Welwyn Garden City

**DESCRIPTION OF PROPOSAL:** Crown lift Hornbeam branch over road to 5.2 metres and 20% reduction of limb over road.

**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 tree in question is a mature hornbeam growing within the front garden of 32 Sherrardspark Road Welwyn Garden City.

The tree is approximately 13m tall and at the time of inspection the tree appeared in good health and condition. The crown of the tree is low and spreading and encroaching upon the road.

The applicant wishes to crown lift the tree to 5.2m (clearance for a high sided vehicle) and reduce along overextend limb by 20%.

Given the encroachment over the road this works is considered appropriate. The work is fairly minor and will have no overall effect on the character and appearance of the 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

**SUMMARY OF REASONS FOR APPROVAL:**

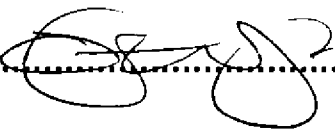
The proposed work would not harm the character and appearance of the area in which they are located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

**INFORMATIVES:**

**DRAWING NUMBERS:**

Plans received and dated 29 July 2013

Signature of author



Date: 5 September 2013

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

<b>APPLICATION No:</b>	<b>N6/2013/1671/TC</b>
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**NOTATION:**

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

**DESCRIPTION OF PROPOSAL:** Crown lift hornbeam branch over road to 5.2m and 20% reduction of limb over road.

**PLANNING HISTORY:**

N/A

**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.

There is also consideration as to whether the proposed works will have a detrimental effect on the amenity value of the tree. Appropriate works will not require the tree to be protected with a Tree Preservation Order.

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 large and has prominent visibility to the public.

The work proposed is minimal and will have no overall effect on the health and condition of the tree. Therefore there is no overall impact upon the amenity value and no objection to the works.

**CONCLUSION:**

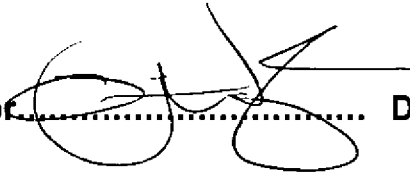
A Tree Preservation Order is not required because the works are considered appropriate and will have no overall effect on the amenity value of the tree.

**RECOMMENDATION:**

No objection.

**DRAWING NUMBERS: Plan received and dated 29 July 2013**

**Signature of author..... Date: 5 September 2013**

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