WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	**W6/2013/1912/TE**

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

DESCRIPTION OF SITE : 60 Brockswood Lane, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Remove deadwood and crown reduce oak tree by 30%

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 where received.

DISCUSSION: The tree in question is located within the rear garden of 60 Brockswood Lane Welwyn Garden City. The tree is mature English oak approximately 17m tall. At the time of inspection the tree appeared in good health and condition. The tree has a spreading crown which oversails the adjacent gardens. Some minor deadwood was also noted within its crown.

The applicant wishes to reduce the spread of the tree by crown reducing the tree by 30%. They also wish to remove any deadwood. Both proposed operations are appropriate as it will contain the size of the tree within the rear garden. If carried out to current best practise the works will have no overall effect on the amenity value of the tree or the surrounding landscape.

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.

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 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 received and dated 29 August 2013

Signature of author…… Date: 8 October 2013