WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	**N6/2011/2291/TE**

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

DESCRIPTION OF SITE: 30 Sherrardspark Road, WGC

DESCRIPTION OF PROPOSAL: Reduce crown of Oak tree by 25% and remove dangerous branches.

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 two representations were received both supporting the application.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:
The application was advertised by means of neighbour notification and two representations were received both supporting the application.

DISCUSSION:
The tree in question is located within the rear garden of 30 Sherrardspark Road growing along the southwest boundary. It is a mature tree approximately 15m tall and appears in good health with normal vigour. The crown of the tree is spreading but slightly lopsided and there was a small amount of deadwood within it.

The applicant wishes to reduce the crown of the tree by 25% and remove dangerous branches. Given spread of the crown and that it is slightly one sided a 25% reduction is considered appropriate as this work will reduce the spread and balance the crown. Removal of the dangerous dead branches is also considered good arboricultural practise.

CONCLUSION:
The proposed work is considered appropriate and would not have any overall effect on the amenity value of the surrounding landscape. 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 proposal to reduce crown of Oak tree by 25% and remove dangerous branches would not harm the character and appearance of the area in which it is located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

DRAWING NUMBERS:
Site Location Plan supplied with application.

Signature of autho [redacted] **ate: 17/11/2011**