

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2013/2352/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 : 3 Densley Close, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Prune of oak tree branches by approximately 3 metres and remove one branch entirely

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 mature oak approximately 12m tall growing within the rear garden of 3 Densley Close Welwyn Garden City. The health of the tree is good showing normal vitality for a tree of this age. The condition of the tree however is poor. The tree in the past has suffered from a lightning strike some time ago which has broken the top of the tree out and left a scar running vertically down the main stem. The main stem is showing areas of bark delaminating and there is what looks like a wood pecker hole on the stem which would indicate the stem is hollow in this area.

The crown of the tree is very one sided and the applicant wishes to prune the branches on the south west side by 3m. This would balance the tree and reduce the potential for failure considerably. The applicant also wishes to remove a branch by an area of decay completely. Given that this branch oversails the neighbouring garden this work is considered appropriate.

The work will have some affect on the amenity however if left unmanaged the tree will become a considerable hazard with a significant risk of causing damage.

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 11 November 2013

Signature of author.....  Date: 19 November 2013

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2013/2353/TC
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NOTATION:

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

DESCRIPTION OF PROPOSAL: Prune of oak tree branches by approximately 3 metres and remove one branch entirely

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.

The trees condition and suitability is considered to be poor with a remaining useful life expectancy of approximately less than 10 years. The trees overall size can be classed as large with limited visibility to the public.

CONCLUSION:

From the above considerations, it is concluded that the tree is not appropriate for a Tree Preservation Order.

RECOMMENDATION:

No objection.

DRAWING NUMBERS: Plan received and dated 11 November 2013

Signature of author  Date: 19 November 2013

