

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

<b>APPLICATION No:</b>	<b>W6/2013/2476/TE</b>
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**NOTATION:**

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

**DESCRIPTION OF SITE :** 2 Woodland Rise, Welwyn Garden City

**DESCRIPTION OF PROPOSAL:** Fell cherry tree and 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 were received.

**DISCUSSION:**

The trees in question are located within the curtilage of 2 Woodland Rise Welwyn Garden City.

The cherry is a mature tree growing within the front garden and is approximately 9m tall. The tree shows signs of normal growth within the crown however is structurally poor. There is significant decay within the base of the tree and fruiting bodies of the fungus *Ganoderma* spp were noted which indicate that the decay within the tree would be extensive. The extent of the decay means that the tree is structurally compromised. As it is located close to the road and adjacent property there is no objection to its removal. It is recommended that a condition be attached requiring replacement planting within the front garden.

The oak tree is located within the rear garden. It is a mature tree approximately 13m tall which at the time of inspection appeared in good health and condition. The tree has been pruned in the past. The applicant wishes to prune the tree again by approximately 30%. This work is considered appropriate given the past management of the tree and its location.

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

7. Prior to the removal of the tree, hereby approved, a replacement tree shall be replanted in within the front garden. Details of proposed species, size and location of the tree shall be submitted to and approved in writing by the local planning authority. Subsequently, the tree shall be planted in the first planting season following removal unless otherwise agreed in writing by the local planning authority.

**REASON:** To maintain the level of tree cover in the area in accordance with Policy EM3 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 7 November 2013

Signature of author.......... Date: 12 December 2013