

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
WORKS TO TPO TREES DELEGATED REPORT

APPLICATION No:	<u>N6/2011/2563/TP</u>
LOCATION:	Land at 1-19 Scholars Mews, Welwyn Garden City
PROPOSAL:	<u>Crown lift one oak to clear encroachment over footway and selectively prune to clear overhead lines and street lamp. Crown lift 3 oaks, 8 hornbeams and 1 birch to achieve a clearance over the road of 4.5m</u>

DESCRIPTION OF PROPOSAL: Crown lift one oak to clear encroachment over footway and selectively prune to clear overhead lines and street lamp. Crown lift 3 oaks, 8 hornbeams and 1 birch to achieve a clearance over the road of 4.5m cover by TPO 252

SUMMARY OF DEVELOPMENT PLAN POLICIES:

National Policy

East of England Plan 2008

Hertfordshire Structure Plan Review 1991 – 2011

None

Welwyn Hatfield District Plan 2005

GBSP2: Towns and specified settlements

R17: Trees, Woodland and Hedgerows

D2: Character and Context

D8: Landscaping

PARISH COUNCIL COMMENTS:

N/A

REPRESENTATIONS:

The application was advertised by means of neighbour notification and no representations were received.

DISCUSSION:

The trees in question are located within the Scholars Mews housing area. The trees are located on the grass verges by the side of the entrance road and are managed by the management company at Scholars Mews. The trees are protected by TPO252 and consist of oak, hornbeam and birch.

All trees within this application are mature trees and at the time of the site visit appeared in good health with normal vigour. The majority of the work applied for is to prune the lower growth of the trees over the road in order to allow high sided vehicles to access the houses. One oak along the northern boundary of the site is

encroaching up the public footpath and overhead lines. The applicant has requested that this tree be pruned to clear the footpath and the overhead lines.

All the above works are minimal and considered appropriate management. The works will prevent trees from getting damaged by high sided vehicles whilst allowing clear access in to the side.

Due to the minimal nature of the work there will be no overall impact on the amenity value of the trees and therefore no adverse affect on the character of the landscape in this area.

RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS

- 1 The works hereby approved shall be undertaken within three years of the date of this notice.

REASON: To ensure that works to trees are undertaken within an appropriate time scale, after which time reconsideration of their suitability should take place

- 2 The works hereby approved shall be undertaken in accordance with the British Standard 3998 2010 (Tree Work) and by an appropriately qualified person

REASON: To ensure that any works undertaken comply with arboricultural best practice.

REASON FOR APPROVAL: The proposal has been considered against development plan policies (i.e. National Policy, East of England Plan 2008, Welwyn Hatfield District Plan 2005, GBSP2, R17, D2, D8, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer’s report which can be inspected at these offices).

DRAWING NUMBERS: Location plan received with application and dated 18th November 2011

Author:.....

Date:...13th January 2012