

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

<b>APPLICATION No:</b>	<b><u>N6/2013/2655TP</u></b>
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**DESCRIPTION OF PROPOSAL:**

Fell oak T3 covered by TPO 351

**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 tree in question is a mature oak approximately 12m tall with large spreading crown. The tree is located within the rear garden along the western edge. The tree is easily seen from a public view point as a path runs along the side of the property onto the old railway line which is now a public footpath. It is considered that because of its prominent position the tree has significant amenity value.

At the time of inspection the tree appeared in good health however the structural condition of the tree was very poor. At the base of the tree there is a large pocket of decay which extends into the centre of the tree. Decay fruiting bodies of decay fungi were noted at the base of the tree indicating extensive colonisation of the wood within the tree.

It is clear from the extent of the decay at the base that the tree is structural compromised and there is an increased likelihood of failure. Due to the location of the tree close to a public footpath and property should it fail it will cause significant damage to people and/or property. In light of the above there is no objection to its removal.

Conditions –

Given the significant amenity value of the tree it is recommended that a condition is attached requiring replacement planting of another oak within the rear garden in a suitable location.

**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 shall not be started and completed other than in accordance with the approved plans and details: tree(s) location drawing as shown on Question 7 of the application form / plan received and dated 16 January 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. 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.

4. An oak (with minimum girth of 8-10cm circumference) shall be planted in a suitable location within rear garden in the next available planting season (November-February) following the works hereby approved.

REASON: Replacement trees are required given the current amenity value of the tree(s) and consent is only given for the works because of poor structural condition of the tree.

**Author:** .....

**Date:** 22 January 2013