

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	W6/2014/674/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 Roundwood Drive, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Fell oak tree to ground level

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: None

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 growing within the rear garden of 3 Roundwood Drive Welwyn Garden City.

At the time of inspection the tree was in poor condition. The buttress roots of the tree are decaying at the base with significant decay into the centre of the tree. The bark is delaminating on the main stem and there die back was noted with the crown of the tree.

As the rooting area is compromised there is increased chance of failure. In light of the poor condition of the tree there is no objection to its removal.

It is recommended that a condition be attached requiring replacement planting within the rear garden.

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. Prior to the removal of the tree, hereby approved, a replacement tree shall be agreed to be replanted in within the rear 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

INFORMATIVES:

DRAWING NUMBERS:

Plans received and dated 24 March 2014

Signature of author..... Date: 24 April 2014