

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

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| APPLICATION No: | N6/2012/378/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: 6 Ashley Close, WGC

DESCRIPTION OF PROPOSAL: Reduce Silver birch by 50% and reduce oak tree by 20% including removal of lower branches

PLANNING HISTORY:

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 have been received.

TOWN/PARISH COUNCIL COMMENTS: None received

REPRESENTATIONS:

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

DISCUSSION:

The trees in question are located within the rear garden of 6 Ashley Close, Welwyn garden city.

The silver birch is a small semi-mature tree approximately 4m tall growing along the boundary with 5 Ashley Close. The tree appears in average health but has poor form due to its past management. The tree has little amenity value and the works proposed will not affect the amenity value of the tree or the surrounding landscape.

The oak is mature tree growing within the centre of the garden. The tree appears in good health with normal vigour. The crown is spreading; however there is evidence that it has been reduced in the past. The applicant wishes to reduce the crown of the tree by 20% and remove so of the lower branches. Given the previous management of this tree and the subsequent re-growth there is no objection to the proposed work.

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

SUMMARY OF REASONS FOR APPROVAL:

The proposal to reduce silver birch by 50% and reduce oak tree by 20% including removal of lower branches would not harm the character and appearance of the area in which it is located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

DRAWING NUMBERS:

Site Location Plan supplied and date stamped 29th February 2012

Signature of author..... Date: 03/04/2012