

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

<b>APPLICATION No:</b>	<b><u>N6/2012/446/TP</u></b>
<b>LOCATION:</b>	<b>52 Bridge Road, Welwyn Garden City</b>
<b>PROPOSAL:</b>	<b><u>Works to oak T1 to include removal of broken/split limb, reduction by 20%, lift to height of 6 metres and removal of all deadwood covered by TPO 351</u></b>

**DESCRIPTION OF PROPOSAL:** Works to oak to include, removal of broken/split limb, reduction by 20%, lift to height of 6 metres and removal of all deadwood.

**SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy

National Planning Policy Framework

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:**

Welwyn Parish Council have made an observation that the work be carried out by a trained and competent contractor under the supervision and carried out by a trained and competent contractor.

**REPRESENTATIONS:**

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

**DISCUSSION:**

The tree in question is located with the rear garden 52 Bridge Road Welwyn Garden City. The tree is a mature oak approximately 18m tall. The tree appears in good health with normal vigour. Some deadwood was noted within the crown of the tree but this is not unusual for the age and species of tree. However there is one damaged branch within the crown of the tree which has split to form a hazard beam. The crown of the tree is very spreading and is encroaching upon the building and into the neighbouring garden.

The broad spreading nature of this tree will mean that the limbs are heavily loaded and could be prone to damage or failure.

The applicant wishes to reduce the crown of this tree, remove the deadwood and damaged branch. Given the spreading nature of the tree, the damaged branch and deadwood within its crown this work is considered appropriate. The work should allow for the tree to be retained successfully and safely.

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.

**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 (Tree Work) and by an appropriately qualified person

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

- 3 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

**REASON FOR APPROVAL:** The proposal has been considered against development plan policies (i.e. National Policy, National Planning Policy Framework 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 date stamped 20<sup>th</sup> February 2012.**

**Author:**.....

**Date: 5<sup>th</sup> April 2012**