

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

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| APPLICATION No: | <u>N6/2012/642/TP</u> |
| LOCATION: | Studio Four 37 Broadwater Road, Welwyn Garden City |
| PROPOSAL: | <u>Reduce Poplar trees back to previous pruning points</u> |

DESCRIPTION OF PROPOSAL: Reduction of Poplar trees back to the previous pruning points

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:

REPRESENTATIONS:

The application was advertised by means of neighbour notification and a site notice and one representation was received objecting to the work.

DISCUSSION:

The trees in question are located to the rear of 37 Broadwater Road Welwyn Garden City. They are five mature Poplar trees approximately 12m tall. They appear in good health with normal vigour.

It is clear from the form of the crowns of the trees that they have had their crowns reduced in the past to contain their size.

The initial specification for the works was requesting that the trees be reduced by 50%. This was considered too excess and the objection received echoed this position. After a discussion with the applicant it was agreed that the specification be changed to reducing the trees back to the previous pruning points. This work is considered appropriate and in keeping with the past management of the trees.

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 current 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 25th April 2012

Author:.....

Date: 19th June 2012