

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

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| APPLICATION No: | W6/2014/1224/TE |
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NOTATION: The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF PROPOSAL: Removal of 3 cherry trees and reduce hornbeam tree by 25%

PLANNING HISTORY: None.

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.)

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

DISCUSSION:

The trees in question are located within the rear garden of 19 Scholars Mews Welwyn Garden City. The cherries a small group of trees located along the southern boundary. All are leggy trees that are sparse in the crown. It is considered that these tree offer little value to the character of the area and are likely decline further over time. In light of the above there is no objection to their removal. Replacement planting is not required as there is sufficient other vegetation in this area.

The hornbeam is a multi-stem tree approximately 10m tall. The tree has had its crown reduced in the past to abate the encroachment upon the adjacent property. Since last being pruned the tree has put on significant growth and is now touching the building. The applicant wishes to reduce the crown of the tree by 25% (back to the previous pruning points). Given the encroachment upon the building there is no objection to the proposed works.

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 work request is appropriate and would not result in the loss of landscaping that would harm the character of the landscape.

RECOMMENDATION: APPROVAL WITH CONDITIONS

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

INFORMATIVES: None

DRAWING NUMBERS: Tree location plan received and dated 10 June 2014

Signature of author **Date: 24 June 2014**