

WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL
DELEGATED REPORT

APPLICATION No:	N6/2012/1918/TE
------------------------	------------------------

NOTATION:

The site lies within Estate Management area as designated in the Welwyn Hatfield District Plan 2005.

DESCRIPTION OF SITE: 10 Densley Close, Welwyn Garden City

DESCRIPTION OF PROPOSAL: Removal of six Leylandii trees, two Fir trees, two Elwoodii trees, two Apple trees, one Thuja tree and four Lawson Cypresses trees plus reduce Magnolia tree crown by 30% and lift Portugese Laurel tree by 20%

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 growing within the curtilage of 10 Densley Close Welwyn Garden City.

The six Leylandii trees are growing within the front garden of the property. These are a group of mature trees approximately 13m tall. The trees are a dominant group of trees. However the trees are encroaching upon the adjacent property and are begining to outgrow their location. The applicant wishes to remove these trees because they believe they have outgrown their location. If left in situ the issues with these trees will worsen over time. Pruning is not considered a suitable option as the trees would have to be pruned so drastically that the trees would be disfigured. In addition, if these trees would need to be pruned back to the old (bare) wood and this species of tree will not grow new foliage on the old wood and would remain defoliated. Given the location of these trees, their size, species and the issues the trees are causing there is no objections to this work.

It is recommended that a condition be attached requesting replacement planting in this area to ensure tree cover is maintained.

The two fir trees are ornamental conifers growing within the rear garden. Both trees are growing within a congested area and have developed poor form. The applicant wishes to remove these trees. Given their poor form and low amenity there is no objection to their removal.

The two Elwoodii trees are ornamental conifers growing within the rear garden. Both trees are growing within a congested area and have developed poor form. The applicant wishes to remove these trees. Given their poor form and low amenity there is no objection to their removal.

The two apples are growing within the rear garden of the property. They are mature trees approximately 5m tall. They are growing within a shady area of the garden and as a result are in poor form and condition. The applicant wishes to remove these trees. Because of the poor condition of these trees there is no objection to their removal.

The Thuja and four Lawson cypress trees are growing within the rear garden. All are semi-mature and are growing in congested areas of the garden. The applicant wishes to remove these trees as they have poor form and/or encroaching upon other vegetation. Given the above issues there is no objection to their removal.

The Magnolia is growing within the rear garden is a semi-mature tree approximately 6m tall. At the time of inspection the tree appeared in good health with normal vigour. The tree has a spreading crown and applicant wishes to reduce by 30%. Given the spreading nature of the tree there is no objection to this work.

The Portuguese laurel is growing within the rear garden it is a semi-mature tree approximately 5m tall. The tree has a spreading crown which the applicant wishes to crown reduce by 20%. This work is considered appropriate.

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 trees, hereby approved, replacement trees shall be agreed to be replanted within the front 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

SUMMARY OF REASONS FOR APPROVAL:

The proposed work would not harm the character and appearance of the area in which they are located. Sufficient justification for the works has been given and therefore the proposed works comply with the provisions of Policy EM3.

INFORMATIVES:

DRAWING NUMBERS:

Plan supplied and date stamped 4th September 2012

Signature of author..... Date: 19/10/2012