

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/2164/EM
Location: 3 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: T1 Hornbeam - Crown reduce the height and spread of tree by 3 metres and T2 Oak - Remove lowest limb
Officer: Mr O Waring

Recommendation: Granted

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Consultees and responses	1. Welwyn Hatfield Borough Council - Councillor Jon Beckerman – no response 2. Welwyn Hatfield Borough Council - Councillor Patricia Mabbott – no response 3. Welwyn Hatfield Borough Council - Councillor Harry Bower – no response		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The trees in question are located within the curtilage of 3 Roundwood Drive, Welwyn Garden City.</p> <p>The hornbeam is a mature tree which, at the time of inspection, appeared in good health and condition. The crown of the tree is spreading and is encroaching upon the drive. The applicant is proposing to reduce the height and spread of the tree. Given the location of the tree and the above issues the proposed work is considered appropriate.</p> <p>The oak is a mature tree which appears in good health and condition. The tree has a low limb that is encroaching the garage. In light of the above the proposed work to remove the lowest limb is considered appropriate.</p> <p>This approval gives two periods within the year when this work can 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</p>		

	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. (<i>Shigo, Modern Arboriculture 1991</i>).
Conclusion	
The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.	

Conditions:

1. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. 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.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. 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 Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policy EM3 of the Estate Management Scheme.

DRAWING NUMBERS

6. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
			25 September 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Determined By: Mrs L Hughes
6 November 2017