

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

DELEGATED APPLICATION

Application No: 6/2018/2520/EM
Location: 5 Sherrardspark Road Welwyn Garden City AL8 7JW
Proposal: Reduce crown of 1 x Oak tree by 1.5-2m and 5 x Conifer trees forming a large hedge by 2m in height
Officer: Mr Oliver Waring

Recommendation: Granted

6/2018/2520/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2011/0135/TE Decision: Granted Decision Date: 08 March 2011</p> <p>Proposal: Removal of Larch tree located in rear garden</p> <p>Application Number: 6/2018/2519/TPO Decision: No Objection Decision Date: 22 November 2018</p> <p>Proposal: Reduce crown of 1 x Oak tree by 1.5-2m and 5 x Conifer trees forming a large hedge by 2m in height - covered by conservation area</p> <p>Tree Preservation Orders</p> <p>Application Number: 252 2002 Decision: Decision Date:</p> <p>Proposal: -</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses			
Consultees and responses	<p>1. Welwyn Hatfield Borough Council - Councillor Patricia Mabbott</p> <p>2. Welwyn Hatfield Borough Council - Councillor Harry Bower</p>		

	3. Welwyn Hatfield Borough Council - Councillor Jean-Paul Skoczylas
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 5 Sherrardspark Road, Welwyn Garden City.</p> <p>The oak is a mature tree in excess of 9m tall. The tree appears in good health and condition. The tree has a broad spreading crown which has been reduced the past.. The applicant is proposing to crown reduce the tree by 1.5-2m. This work is considered appropriate and good arboricultural practise.</p> <p>The conifers trees are growing along the left hand boundary of the rear garden. The trees form a hedge along the boundary which is in excess of 6m tall. The applicant is proposing to reduce the hedge by 2m in height. This works is considered appropriate maintenance of the hedge.</p>
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.

DRAWING NUMBERS

5. 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
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Site Location Plan
Tree Sketch
Plan

28 September 2018
28 September 2018
28 September 2018

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

Determined By:

Mr Chris Carter
7 December 2018