

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

DELEGATED APPLICATION

Application No: 6/2018/2896/EM
Location: 17 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: Removal of two bushes from front hedge
Officer: Mr Oliver Waring

Recommendation: Granted

6/2018/2896/EM

Context	
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2008/1511/TE Decision: Decision Date: 23 September 2008</p> <p>Proposal: REMOVAL OF CONIFERS FROM FRONT GARDEN</p> <p>Application Number: N6/2008/2044/TE Decision: Decision Date: 10 November 2008</p> <p>Proposal: REDUCTION OF ASH TREE IN REAR GARDEN BY 25%</p> <p>Application Number: N6/2011/2026/TE Decision: Granted Decision Date: 07 November 2011</p> <p>Proposal: Removal of Leylandii tree and removal of 3ft (2 bushes) of hedge</p> <p>Application Number: N6/2011/2610/TE Decision: Granted Decision Date: 10 January 2012</p> <p>Proposal: Reduce Two oak trees by 20%</p> <p>Application Number: N6/2012/0140/TE Decision: Granted Decision Date: 02 March 2012</p> <p>Proposal: Fell Three Cherry trees, One Elm tree and One Laburnum tree plus reduce One Hornbeam tree and One Oak tree by 10% and One Hornbeam by 30% and deadwood Six Pine trees</p> <p>Application Number: W6/2013/0244/TE Decision: Granted Decision Date: 12 March 2013</p> <p>Proposal: Crown reduce Liquid Amber tree by 25%</p>

	<p>Application Number: W6/2014/1488/TE Decision: Granted Decision Date: 05 August 2014</p> <p>Proposal: Reduce Scots Pine tree by 2 metres</p>		
	<p>Application Number: 6/2016/1824/EM Decision: Withdrawn Decision Date: 09 September 2016</p> <p>Proposal: Removal of oak tree at front of the property that is in a "dangerous" condition.</p> <p>C E Wilkinson called to quote for some pruning work and noticed serious issues with the tree which in their opinion require the tree to be felled. They (Clinton) have recommended that we issue a 7 day notice under the dead, dying and dangerous classification. Specifically 50% of the cambian area has died, there are large dead branches overhanging the garden and pavement, there is bacterial cancour on the north side and hollow rot on the east side. In view of its proximity to the house and public highways I intend to have the tree felled in the next few weeks. Could I please request an urgent inspection. Many thanks</p>		
	<p>Application Number: 6/2016/1807/EM Decision: Granted Decision Date: 04 November 2016</p> <p>Proposal: Removal of Oak tree</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses			
Consultees and responses	<ol style="list-style-type: none"> 1. Welwyn Hatfield Borough Council - Councillor Patricia Mabbott 2. Welwyn Hatfield Borough Council - Councillor Harry Bower 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 hedge in question is a laurel hedge located along the front boundary of 17 Roundwood Drive, Welwyn Garden City. The hedge is in good health and condition.</p> <p>The applicant is asking to remove the two of the plants to allow better access to the drive.</p> <p>The works are considered minor and will not have an adverse effect in the character of the area,</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
Location Plan		Location Plan	12 November 2018
Sketch		Sketch	23 November 2018

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

Determined By:

Mr Chris Carter
1 February 2019