

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

DELEGATED APPLICATION

Application No: 6/2019/1111/EM
Location: 35 Sherrardspark Road Welwyn Garden City AL8 7JY
Proposal: Fell 1 x Eucalyptus Tree
Officer: Ms Emma Griffin

Recommendation: Granted

6/2019/1111/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning		
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 Harry Bower 2. Welwyn Hatfield Borough Council - Councillor Jean-Paul Skoczylas 3. Welwyn Hatfield Borough Council - Councillor Frank Marsh 		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>Eucalyptus is situated to the rear of the property, in a shrub bed adjacent to the boundary with 2 Densley Close.</p> <p>Following investigations by the adjacent landowner's insurers the tree has been identified as a future risk of subsidence to their property and the recommendation to fell has been listed.</p> <p>The Eucalyptus is a multi-stemmed specimen which can be viewed from public land. The tree is approximately 11m in height with a 6m crown spread. The species is not typical for the area and its current condition does not appear suitable for long term retention.</p> <p>Replacement planting has been conditioned for a species more suited to the surrounding landscape to retain amenity value.</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.

5. No works to the tree(s) hereby approved shall commence until details of a suitable replacement tree have been submitted to and approved in writing by the Council. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details.

REASON: A replacement tree is required given the current amenity value of the tree(s) in accordance with the requirements of 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
Block and Location Plan		Block and Location Plan	14 May 2019
Tree Sketch		Tree Sketch	14 May 2019

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

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Estate Management Scheme. Any permission required under the Town and Country Planning Act 1990 (211 Notice, Conservation area), must be obtained from the relevant authority or body.

Determined By:

Mr Chris Carter
5 July 2019