

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

DELEGATED APPLICATION

Application No: 6/2019/2224/EM
Location: 1 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: Reduce 1 x Oak tree crown by 25%
 Fell 1x Group of Holly trees
Officer: Mr Oliver Waring

Recommendation: Granted

6/2019/2224/EM

Context	
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant Estate Management history	<p>Planning</p> <p>Application Number: 6/2019/2223/EM Decision: Decision Date: Proposal: T1 - 1x Cherry Tree</p> <p>Application Number: N6/2011/2518/TE Decision: Granted Decision Date: 07 December 2011 Proposal: Thin One Oak tree by 15% located in rear garden and reduce One Oak tree by 15% located in front garden</p> <p>Application Number: W6/2014/0674/TE Decision: Granted Decision Date: 30 April 2014 Proposal: Fell Oak tree to ground level</p> <p>Application Number: W6/2014/1076/TE Decision: Granted Decision Date: 09 July 2014 Proposal: Fell Two Silver birch trees to ground level and remove stumps and reduce die back in Oak crown by 30%</p> <p>Application Number: W6/2015/0870/TE Decision: Granted Decision Date: 05 June 2015 Proposal: Fell Conifer tree</p> <p>Application Number: 6/2017/1348/EM Decision: Granted Decision Date: 17 August 2017</p>

	<p>Proposal: Crown thin trees by 20% and removal of dead wood</p> <p>Application Number: 6/2017/2164/EM Decision: Granted Decision Date: 06 November 2017</p> <p>Proposal: T1 Hornbeam - Crown reduce the height and spread of tree by 3 metres and T2 Oak - Remove lowest limb</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses			
Consultees and responses			
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 1 Roundwood Drive, Welwyn Garden City.</p> <p>The oak is a mature tree growing within the rear garden. The tree is in excess of 11m tall and in good health and condition. The tree has been crown reduced in the past and the proposed work will prune back to the previous pruning points. The proposed work is considered appropriate and in keeping with the past management of this tree.</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 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>)</p> <p>The holly trees are growing within the front garden of the property. The trees have poor form and contribute little to the character of the area. There is no objection to the removal of this group of trees with the proviso that replacement planting is undertaken within the front garden to mitigate their loss.</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. 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.

6. 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

7. 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
Tree Sketch		Tree Sketch	9 September 2019

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

Determined By:

Mr Michael Robinson
21 October 2019