

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

DELEGATED APPLICATION

Application No: 6/2020/0050/EM
Location: 4 Densley Close, Welwyn Garden City, AL8 7JX
Proposal: Crown reduce 2x Oak trees by 30% (T1 and T2)
Officer: Mr Oliver Waring

Recommendation: Granted

6/2020/0050/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning 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		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses			
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The trees in question are growing within the curtilage of 4 Densley Close, Welwyn Garden City.</p> <p>Both trees are mature and in excess of 12m tall. The trees appear in normal health and condition and previously been crown reduce in the past to contain their size and spread.</p> <p>The applicant is proposing to crown reduce both trees by 30%. Given the past management of the trees the proposed work 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</p>		

	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>)
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
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Location Plan

Location Plan

15 January 2020

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

Determined By:

Mr William Myers
5 March 2020