

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

DELEGATED APPLICATION

Application No: 6/2020/0597/EM
Location: 34 Sherrardspark Road Welwyn Garden City AL8 7JS
Proposal: Reduce 2x Hornbeam tree (T1 and T5) by 33%
 Reduce 1x Silver birch tree (T4) by 33%
 Reduce 2x Oak tree (T6 and T7) by 4m in width and 2m in height
 Remove 1x Oak tree (T3) and replace with new species.
 Remove 1x Silver birch tree (T2)
Officer: Ms Emma Griffin

Recommendation: Granted

6/2020/0597/EM

Context			
Site description	34 Sherrardspark Road, Welwyn Garden City, AL8 7JS		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2012/0173/TE Decision: Granted Decision Date: 12 March 2012</p> <p>Proposal: Reduce Silver Birch tree by 15%, reduce Two Oak trees by upto 5 metres and remove Three branches from Hornbeam tree</p> <p>Application Number: N6/2012/1766/TE Decision: Granted Decision Date: 09 October 2012</p> <p>Proposal: Reduce Hornbeam tree by 30%, reduce two Silver Birch trees by 15% and remove hornbeam and mixed hedging</p>		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Summary of neighbour responses	<p>Andrew Parker 2 Woodland Rise Comment: I support this application in its entirety. I would add the following:</p> <p>Silver birch tree (T4) interferes with my TV reception especially with a full canopy. In high winds the branches whip chimney stack and are in close proximity to the aerial. The height and spread should be reduced accordingly. This may require more than 33%.</p> <p>The hornbeam (T1), nearest to the boundary of 2 W Rise in particular (one of a group of four), should be reduced in height and width. It is top heavy having been badly pruned in the past. It straddles the boundary and blocks light to my living room.</p>		

	Oak (T3) should be replaced in order to avoid future interference with my property both in terms of root structure and upper branches.
Consultees and responses	None
Relevant Policies	Policy EM3 – Soft Landscaping
Main Issues	
Appropriateness of the works in relation to the tree(s)	<p>T1, Hornbeam. Tree is situated to the rear of the property and is approximately 12m+ in height with an 8m crown spread. The crown has previously been reduced and works would reduce back to previous and rebalance the crown.</p> <p>T2, Birch. Tree is situated to the rear of the property and is approximately 12m in height with a 6m crown spread. The tree is in declining health and has a twin stem.</p> <p>T3, Oak. Tree is situated to the rear of the property and is approximately 8m in height with a 5m crown spread. Due to suppression from neighbouring trees the stem has grown at an angle and leans towards the neighbouring property. The applicant intends to replace the oak with an alternative native species. The birch (T2) would not be replaced in order to provide sufficient space for the replacement tree.</p> <p>T4, birch. The tree is situated to the rear of the property and is approximately 8m in height with a 3m crown spread. It is a young tree and works are sought to alleviate neighbouring concerns and contain the crown. Birches do not respond well to hard pruning and heavy reductions. This work should be undertaken at a seasonally appropriate time to minimise any stress to the tree.</p> <p>T5, Hornbeam. Tree is situated to the side of the property and is approximately 12m+ in height with an 8m crown spread. The tree has previously been reduced and works are sought to reduce the tree further to maintain an adequate clearance from the building.</p> <p>T6 and T7, Oaks. These trees are situated to the front of the property and are each approximately 12m+ in height with a 10m crown spread. These trees have previously been reduced and the works sought would reduce the trees back to their previous reduction points, maintaining the reduction and clearing any obstruction.</p> <p>These works would not result in a negative effect to the character or amenity 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.

5. The works hereby approved shall be undertaken in accordance with the British Standard 3998:2010 (Tree Work) and by an appropriately qualified person.

REASON: To ensure that any works undertaken comply with arboricultural best practice.

6. 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

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
Location Plan		Location plan	3 March 2020
		Rear Tree Plan	3 March 2020
		Front Tree Plan	3 March 2020

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

Determined By:

Mr Oliver Waring
24 April 2020