

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

DELEGATED APPLICATION

Application No: 6/2020/1438/EMT
Location: 7 Reddings Welwyn Garden City AL8 7LA
Proposal: Reduce 3 x Oak tree crowns by 20% (T1, T2 and T3)
Officer: Mr Gregory Coppenhall

Recommendation: Granted

6/2020/1438/EMT

Context	
Site description	7 Reddings Welwyn Garden City AL8 7LA
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2009/1786/TP Decision: Granted Decision Date: 29 September 2009 Proposal: REDUCE CROWN BY 25% OF LARGE OAK TREE AND REDUCE SMALL OAK TREE BY 50% COVERED BY TPO 432</p> <p>Application Number: N6/2011/1076/TE Decision: Granted Decision Date: 18 July 2011 Proposal: Crown reduce 5 Oaks by 25% and remove deadwood. Fell suppressed Pine to ground level</p> <p>Application Number: W6/2013/2134/TE Decision: Granted Decision Date: 07 November 2013 Proposal: 10% Crown reduction to Three Oak trees</p> <p>Application Number: N6/2013/2384/TP Decision: Granted Decision Date: 07 January 2014 Proposal: Crown thin by 10% Oak T1 covered by TPO 432</p> <p>Application Number: 6/2017/2220/TPO Decision: No Objection Decision Date: 02 November 2017 Proposal: Crown thin 2 x Oak trees by 10% (T1 & T2) - Conservation Area</p> <p>Application Number: 6/2017/2671/TPO Decision: Granted Decision Date: 20 December 2017 Proposal: Reduce 1 x Oak tree by 10 % - covered by TPO 432 (2009)</p> <p>Application Number: 6/2020/1510/TPO Decision: No Objection Decision Date: 29 July 2020 Proposal: Crown thinning of 3 x Oak tree by 20% Covered by a Conservation Area</p>

Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>These trees are not covered by TPO. Applicant seeks to crown reduce three Oak trees by 20%. The tree is approximately 10m in height and 4m in canopy spread. Given the large size and apparent good vitality of the tree this reduction should not be detrimental to the tree, provided pruning is carried out in accordance with standards and during the correct season.</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>		
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. The trees have been reduced in the past and the maintenance of the crown reduction is considered good arboricultural practise.			

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. 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.

3. 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.

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. 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.

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	19 June 2020
		Site Location Plan	25 June 2020

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

Determined By:

Mr Oliver Waring
18 August 2020