

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

DELEGATED APPLICATION

Application No: 6/2020/1695/EMT
Location: 5 Sherrardspark Road Welwyn Garden City AL8 7JW
Proposal: Reduce height of 1x hornbeam tree by 25 %
 Fell 1x Cherry tree
Officer: Ms Emma Griffin

Recommendation: Granted

6/2020/1695/EMT

Context			
Site description	5 Sherrardspark Road Welwyn Garden City AL8 7JW		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: N6/2011/0135/TE Decision: Granted Decision Date: 08 March 2011 Proposal: Removal of Larch tree located in rear garden</p> <p>Application Number: 6/2018/2520/EM Decision: Granted Decision Date: 07 December 2018 Proposal: Reduce crown of 1 x Oak tree by 1.5-2m and 5 x Conifer trees forming a large hedge by 2m in height</p> <p>Application Number: 6/2020/1694/EMT Decision: Withdrawn Decision Date: 04 August 2020 Proposal: Reduction in the height of one tree and the removal of another tree.</p> <p>Application Number: 6/2020/1319/EMT Decision: Granted Decision Date: 05 August 2020 Proposal: Fell row of cypress conifers to rear Fell 1x holly tree</p>		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Summary of	13 Sherrardspark Road – No objection – we welcome its removal		

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>Hornbeam and cherry are situated to the rear of the property adjacent to the boundary with 7 Sherrardspark Road.</p> <p>The hornbeam is approximately 5m in height with a 3m crown spread. The crown is uneven due to neighbours cutting back to the boundary line and works are sought to reduce the crown to reduce the uneven crown and rebalance.</p> <p>The cherry is approximately 5m in height with a 5m crown spread. The specimen is ivy clad with a sparse crown. It offers little amenity value and its removal and replacement would improve the landscape character.</p> <p>Replacement planting has been conditioned for the cherry. The replacement does not need to be planted in the same location as the cherry sought for removal.</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. 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	13 July 2020
Location Plan		Location plan	22 June 2020
		Location plan	22 June 2020

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

Determined By:

Mr Oliver Waring
21 September 2020