

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

DELEGATED APPLICATION

Application No: 6/2020/1731/EMT
Location: 13 Sherrardspark Road Welwyn Garden City AL8 7JW
Proposal: Fell 1x Holly tree
Officer: Ms Emma Griffin

Recommendation: Granted

6/2020/1731/EMT

Context			
Site description	13 Sherrardspark Road Welwyn Garden City AL8 7JW		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	The Gardens Trust - Thank you for consulting the Gardens Trust, of which HGT is a member. On the basis of the information in this application we do not wish to comment		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>Holly is situated to the rear of the property and growing through the boundary fence adjoining 7 Sherrardspark Road. The fence is significantly damaged and the tree has grown through the fencing creating a weakened structure.</p> <p>Due to the damage and unsuitability to retain the tree there is no objection to the trees removal.</p> <p>Replacement planting has been conditioned but does not need to be planted in the same location. A specimen reaching an estimated 6-8m at maturity planted to the rear of the property would suffice.</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. 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

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
Tree Sketch		Tree Sketch	15 July 2020
Location Plan		Location Plan	15 July 2020

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

Determined By:

Mr Gregory Coppenhall
9 September 2020