

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

DELEGATED APPLICATION

Application No: 6/2020/3096/EMT
Location: 14 Scholars Mews Welwyn Garden City AL8 7JQ
Proposal: Crown Reduce 1 x Oak Tree by 3-4m all round
 Fell 1 x Hornbeam tree
 Fell 1 x Oak tree
Officer: Mr Gregory Coppenhall

Recommendation: Granted

6/2020/3096/EMT

Context			
Site description	14 Scholars Mews, Welwyn Garden City, AL8 7JQ		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2020/3089/TC Decision: No Objection Decision Date: 05 January 2021 Proposal: Crown Reduce 1x Oak Tree by 3-4m all round, Fell 1 x Hornbeam tree, Fell 1 x Oak tree		
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. There is no information in this application as to whether felling of the hornbeam and oak is the only solution to the issues or whether pruning would be sufficient. The trees are part of the historic Sherrardspark Wood and if permission is given we would suggest replacement trees of suitable species be planted to maintain the character of this historic area.		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in	The applicant seeks to reduce lateral limbs of a Oak tree by 3-4m. The		

<p>relation to the tree(s)</p>	<p>tree is approximately 20m in height and 12m in canopy spread. Given the large size and apparent good vitality of the tree, this pruning should not be detrimental to the long term health of the tree and therefore will not negatively impact the character or the amenities of the area.</p> <p>The applicant seeks to remove a Oak tree. The tree is approximately 20m in height and 12m in canopy spread.</p> <p>The Oak and the Hornbeam to be felled both exhibit poor structural form to the extent that pruning is not a viable solution. A replacement tree is conditioned.</p> <p>The applicant seeks to remove a hornbeam tree. The tree is approximately 16m in height and 8m in canopy spread.</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> <p>The works should be carried out in accordance to BS:3998:2010 standards and must comply to all given conditions within this approval.</p>
<p>Conclusion</p>	
<p>The work request is appropriate due to the structural condition of the trees. A replacement tree planting is conditioned.</p>	

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.

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.

7. 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

8. 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	12 January 2021

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

Determined By:

Ms Emma Griffin
17 February 2021