

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

DELEGATED APPLICATION

Application No: 6/2021/0259/EMT
Location: 76 Brockwood Lane Welwyn Garden City AL8 7BQ
Proposal: Fell 1 x Oak tree but retain stump, fell 2 x Hornbeam trees, 1 x Acer tree, 1 x Oak tree to ground level with stumps removed
Officer: Mr Gregory Coppenhall

Recommendation: Granted

6/2021/0259/EMT

Context			
Site description	76 Brockwood Lane Welwyn Garden City AL8 7BQ		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: W6/2014/0364/TE Decision: Granted Decision Date: 28 March 2014</p> <p>Proposal: Reduce One Magnolia and One Maple tree by 33%</p> <p>Application Number: W6/2015/0538/TE Decision: Granted Decision Date: 05 May 2015</p> <p>Proposal: Removal of Hornbeam tree</p> <p>Application Number: 6/2020/1573/TC Decision: No Objection Decision Date: 12 August 2020</p> <p>Proposal: Fell 1 x Hawthorn (crataegus monogyna) Fell 1 x Hazel (corylus avellana) Fell 1 x Hornbeam</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	<p>Natural England -SUMMARY OF NATURAL ENGLAND'S ADVICE</p> <p>NO OBJECTION</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.</p>		

	<p>Natural England's generic advice on other natural environment issues is set out at Annex A.</p> <p>The Gardens Trust - - Thank you for consulting the Gardens Trust, of which HGT is a member.</p> <p>We note that applications 6/2020/1573.TC and 6/2020/2409/TC were for extensive felling of trees which are part of the historic Sherrardswood Park.</p> <p>It would appear that an arboricultural report is available for this application although not included here. We are concerned at the volume of work proposed cumulatively for this site and that it will alter the character of both the historic landscape and the character of the area.</p> <p>We trust that WHBC can assess the arboricultural report and ascertain the necessity for the felling of these trees.</p>
Relevant Policies	Policy EM3 – Soft Landscaping
Main Issues	
Appropriateness of the works in relation to the tree(s)	<p>The applicant seeks to remove two Oak trees, two hornbeam trees and one acer tree.</p> <p>The two oak trees are approximately 8m in height and 5m in canopy spread.</p> <p>The two hornbeam trees are approximately 5m in height and 4m in canopy spread.</p> <p>The acer is approximately 6m in height and 4m in canopy spread.</p> <p>Removal of these trees is only granted on the replacement of native species in their place. The surrounding area provides key ecological value to the Welwyn Hatfield Borough.</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>
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 1	27 January 2021
Tree Sketch		Tree Sketch 2	27 January 2021
Location Plan		Location Plan	27 January 2021

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

Determined By:

Ms Emma Griffin
25 March 2021

