

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00043/TCA	T1: Sorbus - Reduce by approx. 25% to suitable growth points and lighting column cleared.	Communal Car Parking Area Silver Court Hitchin Hertfordshire SG5 1GB

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

22/00960/TCA, 24/00564/TCA, 25/00247/TCA

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The Sorbus tree subject of this application is located near the centre of the car park of the site. It is set back behind the main buildings fronting the high street. The site is within the Hitchin Conservation Area. The tree is not highly visible to the public realm.

4.2 **Proposal**

T1: Sorbus to be reduced by approx. 25% to suitable growth points and lighting column cleared.

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The tree is not highly visible to the public realm.

4.3.2 The Sorbus is a small tree having been reduced recently within the last 1-2 growing seasons. The tree is close to the lighting column and parking bays. A 25% reduction would mean pruning behind existing previous pruning points and in effect removing any natural barrier created by the tree post previous pruning. However, it is considered the pruning wounds left would be of a small enough size and the tree has sufficient vigour to respond well and occlude these new wounds.

4.3.3 The works would have negative impact on the tree, but this would be short-term and the works should address the issues associated with the tree's proximity to the lighting column and parking bays.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Hitchin Conservation Area.

4.5 **Alternative Options**

- 4.5.1 None applicable
- 4.6 **Pre-Commencement Conditions**
- 4.6.1 None applicable
- 5.0 **Recommendation**
- 5.1 No objection.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 January 2026	