DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01266/TPO	2 x Oak - Fell to ground level. 1 x Oak - Reduce by 2.5m height & width	12 Foxglove Way Welwyn Hertfordshire AL6 0PQ

Submitted Plan Nos
Location plan

1.0 Policies

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1.1 Tree Preservation Orders and Trees in Conservation Areas

2.0 **Site History**

2.1 No relevant planning history

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 12 is a two storey detached property situated on Foxglove Way on the edge of a predominately residential area. The application site falls within TPO/32 which blankets the area.

4.2 **Proposal**

4.2.1 Fell 2x Oak trees and reduce 1x Oak tree by 2.5m in height and width.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the protected tree and its wider impact on the visual amenity of the locality.

4.3.2 The trees constitute part of a number of prominent trees situated on the rear boundaries of properties along this part of Foxglove Way. The reason for removal given on the application form is due to “poor condition”. No further justification for the trees removal has been provided.

4.3.3 Whilst the reduction of the Oak tree in width and height would in itself be acceptable, it is considered that the evidence provided is not sufficient to justify the felling of the two of the three Oak trees. Any future application would need to be accompanied by an up to date tree surgeon’s report to justify the removal of the tree.

4.4 **Conclusion**

4.4.1 Having considered the application, it is my view that insufficient evidence has been submitted to support the felling of the tree. As such it is my view that this application is **REFUSED**.

1. The application provides insufficient information to justify the felling of the two trees which are subject to a Tree Preservation Order and contribute positively to the character and appearnce of the area in which they are located.

Signed Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 July 2018	