

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02836/TPO	T1, T2: Field Maple - Remove to ground level. T3: Alder - Remove to ground level. G1: Group of whips - Remove to ground level.	Land Between Hampshire Road And Baldock Road Royston Hertfordshire SG8 9FT

Submitted Plan Nos

Location plan Photos

1.0 Policies

1.0 Planning Practice Guidance

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 Site History

Full case history on file but to understand the visibility splay requirements the following applications are considered to be relevant:

16/00378/1 - Outline planning application (all matters reserved except for access) for residential development of up to 279 dwellings and serviced land for a primary school with vehicular access; on-site 'Green Infrastructure' provision; pedestrian and cycle links; public open space; play area; car parking; drainage; landscaping; electrical sub-station and, ancillary works (as amended by plans and documents received on 8.7.2016; 24.10.16; 10.02.17 and 18.09.2017). Conditional Permission.

19/00386/RM - Approval for the reserved matters (appearance, landscaping, layout and scale) for 279 dwellings and associated works (permission in outline granted under 16/00378/1). As amended by drawings received 16.09.2019. Conditional Permission.

19/01915/DOC - Discharge of Condition 3 (Detailed Site Access Layout) as attached to Planning Application 16/00378/1 granted on 06.02.2019. Approved.

19/01975/DOC - Discharge of Condition 4 (Vehicle Visibility Splays) as attached to Planning Application 16/00378/1 granted on 06.02.2019. Approved.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the north side of Baldock Road and is part of a current residential development. Part of the frontage of the site which shares a boundary with Baldock Road is covered by provisional TPO/00215 (2024) - North Hertfordshire District Council (Land on the north side of Baldock Road, Royston, SG8 9NT) (2024).

4.2 **Proposal**

4.2.1 Permission is sought for the following works:

T1, T2: Field Maple - Remove to ground level.
T3: Alder - Remove to ground level.
G1: Group of whips - Remove to ground level.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.

4.3.2 It is understood that the removal of Field Maple and Alder trees plus a small section of whips are required to be removed due to visibility splay requirements for the site. Redrow Homes state that the group of whips was planted to enhance the sales area, however, now development has progressed, it is necessary to ensure that the visibility area is kept clear.

4.3.3 Whilst the trees contribute to the wider provisional group TPO, it is accepted that the visibility splay is required to be kept free for highways safety reasons.

4.3.4 In considering replacement trees, it would be appropriate to re-plant three trees and intersperse these with a number of whips as this would help to maintain coverage from and to the development along the frontage with Baldock Road.

4.4 **Conclusion**

I am satisfied that there is a justified reason for the felling of the trees.

5.0 **Recommendation**

5.1 That permission be **GRANTED** for the proposed works subject to conditions:

1. The Field Maple and Alder trees when felled shall be replaced with suitable native trees with a girth size of 8-10cm as agreed in writing by the Local Planning Authority.

The replacement trees shall be planted in suitable positions along the front boundary with Baldock Road within the first available planting season following the felling unless otherwise agreed in writing by the Local Planning Authority.

In the event of a replacement tree(s) failing to become established or dying within two years of planting, another tree(s) of the same species and planting size shall be planted in their place in the first available planting season.

Reason: To safeguard and enhance the appearance of the Group Tree Preservation Order.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 January 2025	