DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00753/TPO	Elderberry, Hawthorn, Field Maple, Ash and Sycamore - Reduce by 1 to 3 m	Land Adjacent To Priory End Hitchin Hertfordshire

Submitted Plan Nos

1.0 Policies

1.1 Policies

Planning Practice Guidance

Tree Preservation Orders and trees in conservation areas.

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 None required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The group of trees to be cut back are contained within TPO 31. The site is situated to the west side of Priory End within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Consent is sought to cut back a variety of trees contained within the TPO back to the boundary line. The trees are currently overhanging a public footpath and are considered to be dangerous. Tree species include a mixture of Elderberry, Hawthorn, Field Maple, Ash and Sycamore.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 The works to the tree appears to be reasonable and proportionate in relation to the size of the trees. The trees overhanging are considered a risk to safety to pedestrians using the public footpath. I do not consider that the proposed works would result in any unacceptable harm to the tree and its overall contribution to the wider character of the area.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the tree in question and not reduce its overall amenity value.

5.0 **Recommendation**

5.1 Conditional consent is **GRANTED** subject to the following conditions:

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

   Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

   Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

Signed	Development Management North Hertfordshire District Council Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 23 May 2018	