DELEGATED FILE NOTE

CASE OFFICER: …Jo Cousins……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00151/TPO	T1 Plain - Reduce by 30% (as amended on 13/03/18)	Dunedin House Briary Lane Royston Hertfordshire

Submitted Plan Nos

1.0 Policies

1.1 None

2.0 Relevant History

2.1 Pruning of tree by 30% - see 07/00134/1TPO

3.0 Representations

3.1 No consultations undertaken

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 Dunedin House is a detached block of 8 flats with ancillary parking and garden areas located at the junction of Briary Lane and Baldock Road, Royston.

4.2 **Proposal**

4.2.1 The application proposes the pruning of a Plain tree (acacia) as amended by 30%. The tree is located in the north west corner of the site within an area of amenity space and is a fine specimen making a valuable contribution to the visual amenity of the area.

4.3 **Key Issues**

.3.1 The acacia tree is located in a prominent position on the corner of the site close to the junction with Baldock Road. The tree appears to be in good condition and form. The tree is however quite large and close to the adjoining block of flats which have windows facing west. The tree has several low branches and some are touching the adjacent telegraph pole. The tree would therefore benefit from some pruning in order to prevent it overgrowing the site, impacting on surrounding structures and dominating the flats. I have discussed with the agent as the original reduction was stated as 50% which I consider to be too severe. In view of the previous history where 30% was allowed the agent has agreed that this would be acceptable and I have his agreement to proceed as such.

4.4 **Conclusion**

4.4.1 I consider that the works will not affect the character of the site or the visual amenities of the Conservation Area and are suitable to maintain the long term existence and appearance of this TPO tree which is a fine individual specimen.

5.1 **Recommendation**

4.4.1 Consent to works 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 Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 13 March 2018	