

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00578/TCA	T1 and T2 : Apple Trees - Reduce back to the previous points	52 Fishponds Road Hitchin Hertfordshire SG5 1NS

Submitted Plan Nos
site

1.0 **Policies**

2.0 **Site History**

None relevant.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1-T2 apples (applicant's plan) subject of this application are located in the rear garden to the North of the property. The trees are not visible to the public realm. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1 and T2 : Apple Trees - Reduce back to the previous points

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 trees are not visible to the public realm.
- 4.3.2 The pruning of fruit trees back to previous reduction points as with this proposal is suitable management to encourage production of fruit, maintain the trees at an accessible size for fruit picking and prevents them outgrowing their location. The works will have a negative impact on the amenity of these trees, but given their limited visibility it is not likely to impact the surrounding area.
- 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  Melissa Tyler Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 23 March 2026	
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