DELEGATED FILE NOTE

CASE OFFICER: …Jo Cousins……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01102/TCA	T1 Oak - Remove	Four Oaks Maiden Street Weston Hitchin Hertfordshire SG4 7AA

Submitted Plan Nos

1.0 Policies

NONE None Relevant

2.0 **Site History**

Various notifications for works to trees at this property.

3.0 **Representations**

None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Residential property in the Weston Conservation Area.

4.2 **Proposal**

Removal of one Oak tree. The application is supported by various documentation relating to an insurance claim for subsidence issues at the property.

4.3 **Key Issues**

The key issues in the determination of the application are whether the trees are worthy of protection by a Tree Preservation Order.

The reasons given for the removal of the tree on the application form and supporting documents is that the property is suffering clay shrinkage, subsidence damage and the subject tree is implicated as the cause. The supporting documents are from MWA Arboriculture Ltd and Davies Subsidence.

In my view it is very disappointing that this tree is to be removed. It is a large mature tree to the front of the property but due to other road side vegetation it has publicly visibility but does contribute to the character of the Conservation Area.
However, given the evidence, I consider that it would be difficult to resist the removal of the tree, given that we have had a similar case in Letchworth where a Planning Inspector has allowed the removal of high quality trees on these grounds. As the issue is one of property damage due to subsidence I do not think I could raise an objection to the removal of the tree in any case.

4.4 Conclusion

4.4.1
The felling of the tree is disappointing. However, in my view the tree would not be worthy of protection by a Tree Preservation Order and reluctantly I raise no objection to their removal.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 April 2018	