

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00977/TCA	Whitebeam - Remove to ground level	Hitchin Audi Nightingale Road Hitchin Hertfordshire SG5 1RQ

Submitted Plan Nos

Location plan Photo

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 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Hitchin Audi is located on the north side of Nightingale Road and is within the Hitchin Railway and Ransom's Recreation Ground Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Whitebeam - Remove to ground level.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

4.3.2 The tree is identified on the submitted plan.

4.3.3 The position of the tree means that it sits towards the southern end of a maintained hedgerow which runs alongside the party boundary to the east with the pedestrian access to Ransom's playing fields to the north. The tree is of medium maturity and appears a visually healthy specimen which offers limited contribution towards public amenity value. The removal of the tree would not, in my view, result in significant harm to visual amenity or to the character and appearance of the conservation area.

4.3.4 I am satisfied that the tree does not warrant further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed felling of a Whitebeam tree would not cause such harm to the character and appearance of the Hitchin Railway and Ransom's Recreation Ground Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 May 2025	