

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02138/TPO

T1: x 3 Horse Chestnut - Strong re-pollard to previous established size, shape and balance. T2: Lime - Crown reduce by 20-30%. Through pruning, dead wooding and overall reduction.

2 Downlands

Royston

Hertfordshire

SG8 5BY

Submitted Plan Nos

Location plan Photos Tree works

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 14/00455/1TPO - Fell 1 Horse Chestnut tree (T1), Reduce crown by 20% of 3 Horse Chestnut trees (T2, T3 & T4). Conditional Consent.
- 2.2 10/01510/1TPO - Crown reduce one Hazel Tree by 20% and crown thin by 20%. Crown reduce one Chestnut Tree and one Yew Tree by 20% and shape. Conditional Consent.
- 2.3 05/01134/1TPO - Prune 3 Horse Chestnut trees by approx 2 metres, prune one Yew tree by approx 1 metre all round, reduce height of conifer hedge by approx 1 metre, prune 1 Hornbeam by approx 1 metre all round and prune 1 Ash tree. Consent.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site sits at the southern end of the Downlands residential estate and is covered by Group TPO/019 Urban District Council of Royston, (The Vicarage, Baldock Road, Royston) 1973 confirmed on 22/08/1973.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

T1: x 3 Horse Chestnut - Strong re-pollard to previous established size, shape and balance.

T2: Lime - Crown reduce by 20-30%. Through pruning, dead wooding and overall reduction.

4.3 **Key Issues**

- 4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.
- 4.3.2 The trees are identified as T1 (Group of 3) and T2 Lime on the submitted site plan and photographs of the trees have been submitted in support of the application.
- 4.3.3 The three Horse Chestnut trees are positioned on the driveway boundary to the south of the dwelling. The Lime tree sits to the west of the Horse Chestnut trees and to the front of the neighbouring property known as no.4 Downlands. The works proposed to the Horse Chestnut trees involves a strong re-pollard and I can see from the photographs that similar works have been undertaken in the past. Works to the Lime

tree involve a crown reduction of 20-30%. The strong pollarding, although severe would take the trees back to previous points which is this location is considered reasonable every few years. Likewise, the reduction to the crown of the Lime tree is also considered reasonable particularly given the residential nature of the area.

- 4.3.4 There is public amenity value in the presence of the trees and the existence of the Group TPO offers wider benefit to the character and appearance of the area. I do not consider that the proposed works would impact on the Group TPO to any significant extent.

4.4 **Conclusion**

- 4.4.1 I am satisfied that the proposed works are justified and acceptable.

5.0 **Recommendation**

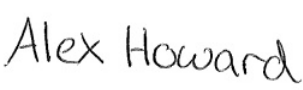
- 5.1 That permission be **GRANTED** for the proposed works subject to conditions:

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  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 October 2024	