

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01640/TPO	T1: Holly - Fell to ground level	27 St Marys Park Royston Hertfordshire SG8 7XB

Submitted Plan Nos

Location plan

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 The application site is located to the southeast cover of St. Mary's Park where its rear garden shares a party boundary with Melbourn Road. The area is covered by Group TPO/135 North Hertfordshire District Council (Land at St Mary's Park Convent, Melbourn Road, Royston) 1997 confirmed on 09/10/1997.

- 4.1.2 The Holly tree is located in the rear garden of the property in close proximity to the party boundary with the neighbouring property to the northeast no.26 St Mary's Park.

4.2 **Proposal**

- 4.2.1 Permission is sought to fell a Holly tree.

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 tree is identified as T1 on the submitted plan.
- 4.3.3 The application form states that the tree has become too large and is overshadowing part of the garden space. I can see from the photograph submitted in support of the application that the tree appears visually healthy however, I accept that its position alongside the party boundary together with its height and crown spread may result in a degree of overshadowing which in turn may impact on the growth of other plants nearby.
- 4.3.4 The rear garden of the property is relatively large, and the tree is set to one side of the garden, despite its impact on the potential growth of other nearby plants and that its amenity value is limited, I do not see this as being sufficient evidence to substantiate felling. In my view, a crown reduction could be undertaken to the tree which would reduce its overall impact on the remaining garden space.
- 4.3.5 No arboricultural assessment of the tree has been submitted in support of the proposed felling, and I do not accept that adequate management of the tree would not be sufficient to allow for its continued retention

4.4 **Conclusion**

- 4.4.1 I consider the proposal to be unacceptable due to the lack of evidence to justify the reason(s) as to why the tree should be felled and the impact the resultant felling would have on Group TPO/135.

5.0 **Recommendation**

- 5.1 That consent be **REFUSED**.

1. Insufficient evidence has been provided to justify the reason(s) as to why the Holly tree should be felled and how the loss of the tree would impact on the wider Tree Preservation Order.

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 July 2025	