

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02677/TCA	T1: Apple - Remove fallen stems, reduce remainder by 2m height and 2.5m width	The Green Man 5 High Street Offley Hitchin Hertfordshire SG5 3AR

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 **Site History**

- 2.1 22/01901/TCA T1 Horse Chestnut - Removal of failed secondary major branch. Overall reduction of crown reducing height by 4-5m and lateral branches by 2.5-3m (30%), removal of improve access by 2.5m. Pruning to natural points of re-growth and retain a balanced and uniform crown structure.
- 2.2 19/02648/TCA - T1 Horse chestnut - Reduce lateral branches by 3m, shape into the remaining canopy.
- 2.3 11/01669/1TCA - Lightly lift branches by approximately 3 metres from two lower boughs of one Horse chestnut tree (T1 on plan) above drive-in to bin store.
- 2.4 09/02151/1TCA - One Horse Chestnut tree: remove deadwood and damaged branches (less than 10% of crown); prune branches away from overhead wire to create 0.5m clearance. Remove limbs (L1 and U3) and ivy. Install non-invasive bracing and woodchip mulch mat

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises a grade II listed, detached two storey dwelling on the north side of High Street in a residential part of Offley. The area is covered by the Great Offley Conservation Area.

4.2 **Proposal**

- 4.2.1 Consent is sought for:
 - T1: Apple - Remove fallen stems, reduce remainder by 2m height and 2.5m width

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Offley Conservation Area.
 - The trees are located near the entrance to the carpark on the front boundary with the High Street.
 - A tree report was submitted as part of the application
 - Given the condition as stated in submitted report, the proposed works are therefore not considered to harm the visual amenities of the Offley Conservation Area.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Offley Conservation Area.

5.0 **Recommendation**

5.1 No objection.

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 October 2025	