

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02216/TPO	T1: Pine, T2, T3, T5: Conifer, T4: Lime, - Crown lift over car park to a height of 6m cutting back to the nearest suitable growth point or remove whole branch if theres is no growth point to avoid leaving stumps.	Pinehill Hospital Benslow Lane Hitchin Hertfordshire SG4 9QZ

Submitted Plan Nos

Location plan

2.0 **Site History**

None.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Pine (applicants plan) is located on the west boundary of the site and car park, T2, T3, 2x Conifer and T4 Lime (applicants plan) are located on the grassed verge to the west on the site entrance and to the south of the Lodge building. T5 Conifer (applicants plan) is located in the North-west corner of the site adjacent to Benslow Lane. The site is not within a Conservation Area, but T1 Pine is protected by TPO/037.

4.2 **Proposal & Reason**

T1: Pine, T2, T3, T5: Conifer, T4: Lime, - Crown lift over car park to a height of 6m cutting back to the nearest suitable growth point or remove whole branch if there is no growth point to avoid leaving stumps.

The reason provided in previous email of 2/09/2026 is access is required for new MRI Unit to be delivered on 20th September.

4.3 **Key Issues**

The key issue for consideration is whether the reason provided justifies proposed works and the appropriateness of these given that the tree is protected by a Tree Preservation Order.

4.3.1 T1 Pine is a mature tree of reasonable form showings signs of normal health and vitality. The crown height is estimated to be already close to 5-6m above ground level and therefore it is anticipated minimum work will be required to allow for access of the MRI unit. Lower branches in Pine quite often naturally die and persist for a number of years before being shed and therefore a minimal crown lift should be tolerated by the tree without it being detrimental to its long-term health. Pines also produce resin that has an outward flow and acts to clog the vessels reducing optimal conditions for fungal ingress.

4.3.2 T2, T3 an T5, identified as 3x Cypress and T4 Lime are located outside of the area covered by TPO/037 and therefore consent from the LPA for works to these trees is not required and may be undertaken without further refence to the council.

4.4 **Conclusion**

4.4.1 The proposed works to TPO tree appears reasonable and necessary to allow for access of a significant piece of medical apparatus. The impact to the health of the tree is considered low,

with the effect on visual appearance anticipated to be minimal and therefore refusal would be hard to justify.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:-

1. 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).

2. 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.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 September 2026	