

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01786/TPO	Ash - Prune by 1/3. Leylandii - Prune by 50%	Valley Lodge Valley Rise Royston Hertfordshire SG8 9GH

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

06/02334/1TPO - Reduce height of 5 Leylandii trees by 6 metres; crown reduce and thin out 1 Ash tree by 25-30%; and reduce 1 Horse Chestnut tree by 25% - Conditional Consent

25/00742/TPO - Horse Chestnut - Prune by approx 25% - Conditional Consent

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Ash and 2x Leyland Cypress (applicants plan) are located at the south- west corner of the rear garden of the property. The site is not within a Conservation Area, but the tree is protected by A1 of TPO/024.

4.2 **Proposal & Reason**

Ash - Prune by 1/3. Leylandii - Prune by 50% due to shading of bungalow and garden.

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 The Ash is a mature tree with a full crown. It has previously been crown reduced, but appears to have responded well with large regrowth and an outward appearance of good health. Although the low moisture content of Ash can leave it prone to easy microbial colonisation a reduction by 1/3rd will not exceed the previous pruning points where existing barriers to microbial ingress likely exist. This can be ensured by attaching a suitable worded condition. The reduction will increase light to the property, although there is no right to light in this instance and there will be a short-term negative impact on the amenity of tree, but it is expected to recover well.

4.3.2 The 2 x Leyland Cypress are located beneath the canopy of the Ash tree and have been previously topped approx. 15years ago at approx. 5m. The trees are suppressed by the Ash tree and have asymmetric crowns growing mainly to the south and over the neighbouring garden with very limited live growth on the north side. A crown reduction by 50% will leave minimal live growth and as these trees do not re-shoot from bare wood there is the potential for the works to be detrimental to the long-term health of the trees. However, TPO/024 is dated 24/10/1973 and these trees are considerably younger and will not have been present at the time the TPO was made. Therefore, they are not afforded TPO protection.

4.4 **Conclusion**

- 4.4.1 The proposed appears to be in accord with previous approved works, with the impact to the Ash tree considered to be moderate. The effect on its visual appearance is anticipated to be short-term and any negative effects can be minimised by the attachment of a suitable condition. It would therefore be unreasonable to refuse the application.

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. Pruning works to Ash shall not exceed the most recent previous reduction points.

Reason: In order to ensure the works are not detrimental to the long-term health of the tree.

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).

3. 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	