

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01958/TCA	Cherry - Remove large limb on right hand side overhanging road.	Redshanks West Street Lilley Luton Hertfordshire LU2 8LH

Submitted Plan Nos

Location plan Photos

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 Various works to trees, full details on case file.

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 Redshanks is a detached dwelling located on the eastern side of West Street and is within the Lilley Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works: Cherry - Remove large limb on right hand side overhanging road.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are; the amenity value of the tree; the impact of the proposed works on the character and appearance of the Conservation Area; any justification for the proposed works and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.
- 4.3.2 There are two Cherry trees located to the south of the vehicular access to the property, one which has a mature branch extending over the highway. Photographs submitted in support of the proposed works show that the main trunk is presenting signs of stress. In order to attempt to minimise the stress on the tree, it has been advised by an arboriculturist that the overhanging branch be removed with the aim of preventing further stress to the tree. The trees occupy a prominent position alongside the highway and make a significant contribution to public amenity value. Notwithstanding this, the works to the tree is considered justified in order to try and maintain its longer-term management and its continued contribution to the character and appearance of the Lilley Conservation Area. There would appear not to be any immediate threat to the tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works to the tree would not harm its amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Lilley Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed	Development Management North Hertfordshire District Council
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 Naomi Reynard	Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 September 2024	