

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02431/TCA	6 x Sycamore and Beech - Reduce by 50%. Plum - Remove	Roebury Cottage Roe Green Sandon Buntingford Hertfordshire SG9 0QG

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 20/02190/TCA - T1 6x Sycamore, Beech - Reduce by 1/3. T2 Beech - Reduce crown by 30%. T3 Sycamore - Reduce crown by 30%. No objection.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is substantially set back from the highway and is within the Roe Green Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

6 Sycamore and Beech trees – reduce by 50%
1 x Plum tree – remove.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are; the amenity value of the trees; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work 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 The trees are identified on the submitted site plan.
- 4.3.3 The Sycamore and Beech trees form a mixed hedgerow to part of the southern boundary of the site. All of the trees appear visually healthy. From a site visit it is clear that the trees have grown to an extent where they would benefit from a reduction and the proposed works appear reasonable to ensure their longer-term management. The Plum tree to the east of the dwelling has suffered some damage with large branches having fallen, felling is the only option. Whilst the Sycamore and Beech trees contribute towards amenity value, the Plum tree is contained within the garden and not visible to public view.

- 4.3.4 There would appear not to be any immediate threat to the Sycamore and Beech trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

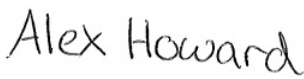
- 4.4.1 The proposed works to the Sycamore and Beech trees would not harm their amenity value to a significant degree. The loss of the Plum tree is unavoidable given the extent of damage. As such, the work would not cause such harm to the character and appearance of the Roe Green Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed works with Informative to be added for replanting of a native tree.

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that a native tree be planted within the garden of the property following removal of the Plum tree. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the tree the best chance of survival.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 November 2024	