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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

26/00610/TPO

Leylandii Conifer - Fell

16 Melbourn Street

Royston

Hertfordshire

SG8 7BZ

**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 **Site History**

2.1 None relevant.

## 3.0 **Representations**

3.1 N/A

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The site is located on the north side of Melbourn Street and is known as The Chalk Hare (formerly Bayners House). The band of Leylandii trees to the rear of the site is included within TPO/026 - Urban District Council of Royston (Area to East and West Dog Kennel Lane) confirmed on 5<sup>th</sup> November 1973.

4.1.2 The application is supported by photographs of the trees.

### 4.2 **Proposal**

4.2.1 Leylandii Conifer - Fell

### 4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.

4.3.2 The trees are identified on the submitted plan and provide screening between the rear of the application site and the open space to the north. It is clear from the photographs submitted that the trees are of significant height and display a loss of foliage to the lower parts. Whilst it is important to retain a boundary and a degree of screening, the poor quality and subsequent loss of the trees would not be so significant to warrant refusal of the application. However, it is important that the trees be replaced with a more suitable native species such as Beech as stated in the application as this would be more manageable in the longer term and would continue to contribute towards the wider benefits of the TPO.

### 4.4 **Conclusion**

4.4.1 I am satisfied that there is a justified reason for the Leylandii trees to be felled.

## 5.0 **Recommendation**

5.1 That permission be **GRANTED** for the proposed works subject to conditions:

1. 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.

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 Leylandii trees when felled shall be replaced with suitable native 'feathered' or hedging Beech trees with a girth size of 10-12cm as agreed in writing by the Local Planning Authority.

The replacement trees shall be located in the same or a similar position as that of the Leylandii trees, and the replacement trees shall be planted within the first available planting season following the felling unless otherwise agreed in writing by the Local Planning Authority.

In the event of any of the replacement trees failing to become established or dying within two years of planting, another tree of the same species and planting size is to be planted in its place in the first planting season.

Reason: To safeguard and enhance the appearance of the Group Tree Preservation Order.

Signed

Paul Chaston

Paul Chaston

Determining Officer

**Date:** 9 April 2026

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