

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00937/TCA	T1, T2: Sycamore - Fell to ground level. T3: Sycamore - Reduce lateral growth by approx 2.5m	3 The Priory Fish Hill Royston Hertfordshire SG8 9LB

Submitted Plan Nos

1.0 Policies

2.0 Site History

25/00610/TCA - T1: Elder - Fell and remove stump - No objection

25/01526/TCA - G1: Elder, 4x Sycamores - Fell to ground level. T1: Sycamore - Crown raise by removing 3x small branches to clear the church. - No objection

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site

T1-T3 Sycamore (applicant's plan) are located close to the North boundary of the Priory Garden abutting St John the Baptist Church, with T3 being the most easterly tree closest to the Priory Memorial Gardens. The trees are partly visible to the public realm and to surrounding properties. The site is within the Royston Conservation Area.

4.2 Proposal

T1, T2: Sycamore - Fell to ground level. T3: Sycamore - Reduce lateral growth by approx 2.5m

4.3 Key Issues

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are partly visible to the public realm.

4.3.2 The photos submitted with the application show T1-T2 Sycamores as small self-set trees of poor form and minimal amenity value. If left these trees are likely to become much larger and could conflict with the Church building becoming a nuisance. Their removal at this early stage is a proactive approach to eliminate a potential future problem. T3 is a larger tree which is supporting extensive ivy growth throughout the crown and is growing close to the church building. A reduction in lateral growth will contain the size of the tree and prevent any potential future damage caused by branches coming into contact with the church building. The works are unlikely to be detrimental to the health of the tree or significantly affect the limited amenity it provides to the surroundings.

4.4 Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Royston Conservation Area.

4.5 Alternative Options

4.5.1 None applicable

4.6 Pre-Commencement Conditions

4.6.1 None applicable

5.0 Recommendation

5.1 No objection.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 May 2026	