

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02689/TCA	T1: Sycamore - Overall crown reduction to growth points where possible. Removal of major deadwood over 3inches in diameter. T2: Leylandii - Remove to ground level.	2 The Priory Fish Hill Royston Hertfordshire SG8 9LB

Submitted Plan Nos

Location plan Photos

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 applications, full case history on file.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.2 The Priory is located on the east side of Fish Hill and south of the grade I listed St. John the Baptist's Church and is within the Royston Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1: Sycamore - Overall crown reduction to growth points where possible. Removal of major deadwood over 3inches in diameter.

T2: Leylandii - Remove to ground level.

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 as T1 and T2 on the submitted site plan.

4.3.3 T1, a Sycamore, lies alongside the party boundary with the attached neighbouring property to the north known as no.3 The Priory. This tree is mature and appears visually healthy. The proposed works would reduce the overall crown spread and any dead wood which is acceptable and which would benefit the tree in the longer-term. T2, a Leylandii, lies alongside the rear party boundary with The Priory Memorial Gardens. This tree is of medium maturity and appears visually healthy. The only issue with this tree is that it has developed a significant lean towards boundary fence and over into The Priory Memorial Gardens hence the request for its removal. Both trees are visible and offer a degree of amenity value. Given the angle of growth of the Leylandii I can see no reason to prevent its removal, and I am satisfied that the proposed works would not result in any significant harm to the character and appearance of the Royston Conservation Area.

- 4.3.4 There would appear not to be any immediate threat to the Sycamore 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 Sycamore tree would not harm its amenity value to a significant degree and the removal of the Leylandii tree is acceptable. As such, the work would not cause such harm to the character and appearance of the Royston Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

- 5.2 Informative to be added for replacement tree following felling of Leylandii.

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that a native tree be planted within the rear garden of the property following removal of the Leylandii 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 December 2024	