DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00723/TPO	Various tree works to include tree felling, tree reduction and general maintance works.	Land At 21-23 Pirton Road And 25-59 High Point Pirton Road Hitchin Hertfordshire SG5 2BH

Submitted Plan Nos
Location plan

1.0 Policies

1.1 Policies

Planning Practice Guidance

Tree Preservation Orders and trees in conservation areas.

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 None required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated off Pirton Road with the trees subject of this application situated in front and to the rear of High Point. The area is covered by TPO group 072.

4.2 **Proposal**

4.2.1 Consent is sought for works on several trees within the TPO group. The works include:

1.0 Remove dead hanger to Beech Tree.
2.0 Remove deadwood and reduce back from properties by 3-4m of Sycamore group .
3.0 Crown by 4m Oak Tree
4.0 Fell dead Oak tree.
5.0 Reduce to ground level one Sycamore.
6.0 Deadwood and crown reduce by 4m 1x Sycamore
7.0 Cutting back by up to 4m of Sycamore group.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 The proposed works are considered to be appropriate and are considered to be predominantly for the general maintenance of the trees. Whilst regrettable, the loss of the dead Oak Tree and Sycamore are considered acceptable in this case given the assessed condition of the trees.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact upon the locality.

5.0 **<u>Recommendation</u>**

5.1 That Conditional consent be **GRANTED** subject to the following 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).

Signed Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 24 April 2018	