

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02873/TCA

Cherry - Remove

Nightingales

Jacksons Lane

Reed

Royston

Hertfordshire

SG8 8AB

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 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Cherry tree is located in the front garden of a property known as ‘Nightingales’ which is located on the south side of Jackson’s Lane and within the Reed Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Cherry – Remove.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; 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 tree is identified on the submitted plan.

4.3.3 The Cherry tree is of medium maturity and is understood to be suffering from possible cherry leaf scorch which is visible by the presence of brown coloured leaves remaining on the tree. Although the disease would not kill the tree it is unsightly. The applicant has stated that he would like to remove the tree before it grows to a size that would make it more difficult to manage in the longer term. Despite the tree being positioned to the front boundary of the property it is not a tree which offers any significant amenity value in terms of its contribution towards the Reed Conservation Area.

4.3.4 I am satisfied that the tree does not warrant further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed felling of a Cherry tree would not cause such harm to the character and appearance of the Reed Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 January 2025	