

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01412/TCA	Beech - Fell	24 Dixies Close Ashwell Baldock Hertfordshire SG7 5QN

Submitted Plan Nos

Sketch 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 The application site was included in the extension to the Ashwell Conservation Area in 2023.

3.0 Representations

- 3.1 Ashwell Parish Council – Preference to prune but if not then felling be subject to a replacement tree.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The Beech tree is located in the rear garden of a two-storey residential dwelling included in the 2023 extension to the Ashwell Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works: Fell a Beech tree.

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 as T1 on the submitted location plan.

4.3.3 Following a site inspection it is evident that the tree is a mature and visually healthy specimen with attractive shaping and foliage. However, the tree, although well maintained in previous years is a species that is not well suited to a relatively small domestic garden which runs alongside gardens of neighbouring properties. The option of pruning the tree was discussed with the applicant at the time of the site visit and it is understood that this has been taking place over recent years but due to the on-going cost and the inability to sell the property due to the presence of such a mature tree means that this is no longer a viable option.

4.3.4 There are views of the tree through the gap between the application site and its neighbour to the southwest known as no.26 Dixies Close and therefore the tree does offer some public amenity value. However, there are no significant views of the tree from other public aspects and so the impact to the Ashwell Conservation Area as a result of the loss of the tree would not be significant. Having considered the limited public amenity value the tree offers, and the circumstances presented, I am satisfied that the felling of the Beech tree should be granted and that a TPO would not be appropriate.

4.4 **Conclusion**

4.4.1 The proposed works to fell the Beech tree would not cause such harm to the character and appearance of the Ashwell Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

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 Beech 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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 July 2024	