

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02277/TCA	Willow - Pollard height to 4m	Mill Corner Farm Jacksons Lane Reed Royston Hertfordshire SG8 8AB

Submitted Plan Nos

Location plan Photos

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 Full history on case file.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the north side of Jackson't Lane and is within the Reed Conservation Area. The Willow tree is located in the rear garden and in close proximity to the dwelling.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- ☐ Willow – Pollard height to 4m.

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 and the application is accompanied by photographs of the tree.

4.3.3 Given the proximity of the tree in relation to the dwelling the proposed works appear reasonable and justified in order to ensure its longer-term management.

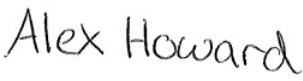
4.3.4 There would appear not to be any immediate threat to tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works would be remedial and would not result in the loss of the tree. It is therefore considered that the proposed works would not result in any unacceptable harm to the amenity value of the tree or to the character and appearance of the Reed Conservation Area.

5.0 **Recommendation**

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

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 September 2025	