

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00190/TCA	Poplar - Removal. 3x Scots Pines - Remove. 2x Hawthorn - Remove.	Windmill House Bennetts Lane Rushden Buntingford Hertfordshire SG9 0SH

Submitted Plan Nos

2.0 **Site History**

Various previous tree works applications.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

All trees are located in the area of land to the west of the property. Poplar is located to the rear of the property while 3x Pine are located near the stable block to south of the property. These trees are not highly visible to the public realm. The 2x Hawthorn are located near the entrance to the stable block area, adjacent to Bennetts Lane and are visible to the public realm. The site is within the Rushden Conservation Area.

4.2 **Proposal**

Poplar - Removal. 3x Scots Pines - Remove. 2x Hawthorn - Remove.

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 Some trees are visible to the public realm.

4.3.2 The photos submitted with the application show decay present at the base of the Poplar and the decline in health of the Pine trees. Neither of the trees can be easily seen by the public and the impact of their removal on the amenity of the area will be negligible. The Hawthorns are to be removed to improve the visual splay required by highways; these trees are not exceptional examples of their species, being mainly ivy covered, clearly blocking site lines and offer only minimal amenity value.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Rushden Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 March 2026	