

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00112/TCA	Ash, Cypress, 2x Acacia, 2x Cupressus - Fell	Docwra Manor 1 Hitchin Road Pirton Hitchin Hertfordshire SG5 3PZ

Submitted Plan Nos

Sketch location plan

1.0 Policies

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is located on the corner of Hitchin Road and The Green in the village of Pirton. The trees are sited within the garden of Dowcra Manor. The trees are visible from the street. There are several other trees nearby.

4.1.2 The site is within a Conservation Area.

4.2 Proposal

4.2.1 Ash, Cypress, 2x Acacia, 2x Cupressus – Fell.

- 4.2.2 At the request of the Planning Officer, the applicant has submitted further details of the condition of the trees to be felled. The following details have been provided:

- 1.0 No.1 Ash - this Ash is diseased with Ash Dieback. One section of the Ash has fallen 2 months ago and is residing currently on the lawn beneath.*
- 2.0 No. 2 Cypress - this was a multi stem Cypress, one section of this tree was removed a number of years ago, as it was in decline (the stump is still visible adjacent). The remaining Cyprus leans over the Hitchin Road and inhibits vision whilst exiting the driveway onto the Hitchin Road. We are proposing to relandscape and plant this area with mature Taxus Baccata hedging over in recent weeks.*
- 3.0 No. 3 and No. 5 Cuppresus - These shall be inhibiting proposed new planting scheme along boundary of Great Green for the proposed replacement planting of mature Taus Baccata hedging.*
- 4.0 No. 4 and No. 6 Acasia - These trees are diseased with ever dent fungus at the base.*

4.3 Key Issues

- 4.3.1 The key issues in determining this application are:

- 1.0 the amenity value of the tree;
- 2.0 the impact of the proposed work on the character and appearance of the Conservation Area;
- 3.0 any justification for the proposed work; and
- 4.0 whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

No.1 Ash

- 4.3.2 From the site visit it is apparent that this tree is in poor health. The works to fell the tree are therefore necessary and acceptable.

No. 2 Cypress

- 4.3.3 The cypress tree is substantial and does make a positive contribution to the Conservation Area. However, the tree is leaning significantly out across the road. It does also impede the sight lines out from the drive onto the road at what is already an awkward corner. Whilst the loss of the tree is unfortunate, it is considered acceptable given the health of the tree and the restriction of the view when exiting the property. There are other trees in the area that will compensate for its loss. A replanting scheme is also proposed which will further help to compensate for its loss.

No. 3 and No. 5 Cuppresus and No. 4 and No. 6 Acasia

- 4.3.4 These trees are sited close to the boundary of the garden with The Green. They are visible from the street and do make a positive contribution to the Conservation Area in this location.
- 4.3.5 The works propose to fell the Cuppresus (No. 3 and No. 5) are sought in order to implement a new planting scheme along the boundary. Whilst the loss of the trees is regrettable, the trees are not worthy of further protection via a TPO. There are other trees in the immediate area that would compensate for the loss. The removal of these trees is acceptable.

- 4.3.6 The felling of No. 4 and No. 6 Acasia is required as the trees are diseased with fungus. The trees did not look healthy when viewed on site. The proposed works are therefore necessary and acceptable.

4.4 Conclusion

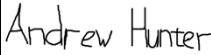
- 4.4.1 The proposed works to fell trees nos 1, 2, 4 and 6 are necessary due to poor health of the trees and to improve visibility at the driveway exit. The felling of nos 3 and 5 are acceptable to allow relandscaping of the garden. Whilst the loss of the trees will be visible from the public realm, the overall impact on the character and appearance of the Conservation Area is acceptable.

4.5 Alternative Options

- 4.5.1 None applicable

5.0 Recommendation

- 5.1 No objection.

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 February 2025	