

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01384/TPO	T1, T3, T4, T6 Sycamore, T2, T5 Hornbeam, T7 Hawthorn - Remove.	Land Adjacent And To The East Of McDonalds Restaurant Baldock Road Royston Hertfordshire SG8 9NT

Submitted Plan Nos

Location plan Photos

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 20 Echo Hill has objected to the application on the grounds that insufficient information has been submitted to make balanced submission. No environmental assessment, mitigation for the loss of trees or reason for their removal is given. The footpath adjacent to the area where the trees are proposed to be removed as already been constructed.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a part of a large tree belt on the northern side of Baldock Road, Royston. The site is immediately adjacent to a large scale housing development that is ongoing. The tree belt benefits from temporary protection by way of a TPO which was served on the 7th November 2024 (ref: TPO/00215 (2024)).

4.2 **Proposal**

4.2.1 T1, T3, T4, T6 Sycamore, T2, T5 Hornbeam, T7 Hawthorn - Remove.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the trees are protected by a specific Preservation Order.

4.3.2 The application was submitted with very limited information, setting out that the 7 trees identified for removal need to be to allow for a foot and cycle path to be laid. Following a site visit, it was found that a foot and cycle path has already been laid at the site and upon clarifying this with the applicant and agent, it seems as though the footpath that has been laid out on site has been done so in the wrong place. The agent has provided the Council with plan which shows the existing footpath in the wrong place against the proposed footpath in the right place as per the s278 agreement. Therefore, to comply with the requirements of the s278 agreement, the existing footpath will need to be removed, the 7 trees identified above will need to be felled, and a new footpath will be laid in their place.

- 4.3.3 Whilst this is evidently a regrettable situation, the trees will need to be removed to ensure the s278 works can be carried out. Officers have expressed that there should be some form of mitigation for the loss of these trees in the form of replacement planting and the applicant has agreed to re-plant 9 trees in the area where the existing footpath is to be removed to mitigate the 7 that are to be felled. Overall, it is considered that this is a reasonable compromise and can be secured via condition. This will mitigate the impact of the removal of 7 trees which is appropriate given its level of protection.

4.4 **Conclusion**

- 4.4.1 I can see no objections to the proposed works and have framed a favourable recommendation accordingly.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable.

5.0 **Recommendation**

- 5.1 That consent be **GRANTED** subject to the following conditions: -

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

Reason: In order that the works are undertaken by a suitably qualified contractor.

2. Following the removal of the existing footpath that is in the incorrect position pursuant to the s278 agreement, 9 trees of a suitable native species shall be planted with a girth size of 8-10cm. The trees will be of the following species: 3 x Field Maple, 3 x Hawthorn & 3 x Sycamore.

The replacement trees shall be positioned in the area where the existing footpath is located and shall be planted within the first available planting season, and the remaining ground area is to be seeded with wildflower and grass mix. The Local Planning Authority must be notified in writing that the replacement planting has taken place.

In the event of any replacement trees failing to become established or dying within two years of planting, another tree of the same species and planting size is to be planted in its place in the first planting season.

Reason: To safeguard and enhance the appearance of the Group Tree Preservation Order.

3. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 November 2024	