DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01073/TPO	Lime (T1) - Re pollard to previous cuts at 10m	40 Symonds Road Hitchin Hertfordshire SG5 2JL

Submitted Plan Nos
Location plan

1.0 Policies

1.1 Policies

Planning Practice Guidance

Tree Preservation Orders and trees in conservation areas.

2.0 **Site History**

2.1 16/02359/1TPO - Fell 1 Lime tree – Refused 10/11/2016.

2.2 15/02843/1TPO - Crown lift by 4 meters and reduce lateral branches by 1.5 meters approximately 1 Lime Tree (T1) – Granted Conditional Consent on 01/12/2015.

2.3 98/01358/1TPO - Pollarding of Lime tree – Granted Consent on 05/11/1998.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Lime tree, subject of this application is contained within TPO113. The tree is sited to the rear of the application site on Symonds Road. The site is situated within a predominately residential area of Hitchin.

4.2 **Proposal**

4.2.1 Consent is sought for the re-pollarding of the Lime tree to previous cuts at 10m.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 Inspection of the tree reveals decay pockets with extensive degradation within the union and the potential for failure has been identified due to over extended limbs. The works to the tree appears to be reasonable and proportionate in relation to the size of the trees. I do not consider that the proposed works would result in any unacceptable harm to the tree and its overall contribution to the wider character of the area.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the tree in question and not reduce its overall amenity value.

5.0 **<u>Recommendation</u>**

5.1 Conditional consent is **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. 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	

 Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2018	