

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00742/TPO

Horse Chestnut - Prune by approx 25%

Valley Lodge

Valley Rise

Royston

Hertfordshire

SG8 9GH

Submitted Plan Nos

Location plan Photo

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 **Site History**

2.1 06/02334/1TPO - Reduce height of 5 Leylandii trees by 6 metres; crown reduce and thin out 1 Ash tree by 25-30%; and reduce 1 Horse Chestnut tree by 25%. Conditional Consent.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is located on the south side of Newmarket Road, east of nos.2-6 Valley Rise and north of nos. 8-10 Aintree Road. The property is included in Group TPO/024 (Coed Y Brain, Newmarket Rod, Royston) confirmed on 24/10/1973. The Horse Chestnut tree is positioned The Maple tree is located in the southeast corner of the application site.

4.2 **Proposal**

4.2.1 Permission is sought to prune a Horse Chestnut tree by 25%.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.

4.3.2 The tree is identified on the submitted plan and the application is supported by a photograph of the tree. The tree is a mature specimen and appears visually healthy. There are public views of the tree from Valley Rise and therefore the visual amenity of the tree is important. The tree is of significant height and in its position bordering residential properties and gardens would indicate a 25% reduction to be reasonable and justified.

4.4 **Conclusion**

I am satisfied that the proposed works would not harm the tree or given rise to harm to the wider Group TPO in which the tree form's part.

5.0 **Recommendation**

5.1 That permission be **GRANTED** for the proposed works subject to 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  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 April 2025	