

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02849/TCA	T1: Cypress - Fell to ground level.	Land Adj To Bus Shelter At Junction Of Green Lane Station Road Ashwell Hertfordshire

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a grass verge on the north-east side of Station Road between the junctions with Green Lane and Lucas Lane. The area is covered by the Ashwell Conservation Area.

4.2 **Proposal**

4.2.1 T1: Cypress - Fell to ground level.

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 Conservation Area and if the trees are worthy of the further protection afforded by a TPO.

- The tree is located adjacent to the highway.
- The tree is mature and of a large size and does make a contribution to the amenity of the conservation area.
- Following consultation with the Council's Tree Officer, the following was provided:

"It is quite a prominent tree and does have some amenity value, but personally it would have to be a very good tree with ample space to grow to warrant a TPO in my opinion. These are not easy trees to maintain and retain good form at the same time, and I would suggest the tree is near to outgrowing it's context. There could be potential for obstruction over the road and pavement in the future as the size/spread of the tree increases, it also appears to be in conflict with a BT pole and street lamp."

- On the basis of the above response, I do not consider that the tree would have the significant public amenity value to warrant the further protection afforded by a Tree Preservation Order. As such I have no objection to its removal.

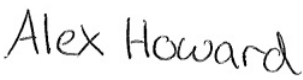
4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Ashwell 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  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 December 2025	