

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00094/TPO	T93, T94, T95, T96: Common Lime - Re-Pollard back to previous pollard points.	Priory Court Stevenage Road Hitchin Hertfordshire SG4 9DJ

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

15/01674/1TPO, 24/01652/TPO

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T93-T96 4x Lime (applicant's plan) subject of this application are all located at the front of the site adjacent to the footpath and overhanging Stevenage Road. The trees are highly visible to the public realm. The site is not within a Conservation Area, but the trees are included in G1 of TPO/189.

4.2 **Proposal & Reason**

T93, T94, T95, T96: Common Lime - Re-Pollard back to previous pollard points.

4.3 **Key Issues**

The key issue for consideration is whether the reason provided justifies proposed works and the appropriateness of these given that the tree is protected by a Tree Preservation Order.

4.3.1 The reasons provided to justify the works were "to keep the trees in a manageable condition".

4.3.2 The group of Lime trees are a line of regularly pollarded trees that appear to have been managed in this way for some time. Re-growth from previous pollarding operations is good, indicating the trees have good vitality and have responded well to previous works. The works will have short-term negative impact on the amenity of these trees, but cyclical pollarding of this species, which has considerable ability to regenerate new shoots, minimises the size of dysfunctional wood resulting from delayed pruning operations and is in-line with the previous management of these trees. The proposed works is good arboricultural practice and refusal would be hard to justify.

4.4 **Conclusion**

4.4.1 The pollarding of these trees does not exceed previous consented works, is appropriate maintenance and refusal would be hard to justify.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

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

1. 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).

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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 January 2026	