DELEGATED FILE NOTE

CASE OFFICER: …Heather Lai……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01377/TPO	T2 & T3 Sycamore - Reduce height by up to 3m and reduce lateral limbs to shape approx 2.5m	21 The Avenue Hitchin Hertfordshire SG4 9RJ

Submitted Plan Nos

1.0 Policies

1.0 Policy

1.1 Tree Preservation Orders and Trees in Conservation Areas

2.0 Site History

2.1 92/00331/1TPO – Pruning of Purple Sycamore – Consent granted on 16/04/1992.

10/01438/1TCA – T2 Common Whitebeam – crown reduction by 15%; T6 Midland Hawthorn crown lift and thin to maximum of 20% - No objection issued on 01/07/2010.

2.2 12/01183/1TCA – Fell and grind stump of 1 Common Whitebeam (T2) and 1 Midland Hawthorn tree (T6) – No objection issued on 07/06/2012.

2.3 13/00312/1TPO – Fell 1 Sycamore tree (T3) – Refused on 08/04/2013 for the following reason:

> The application provides insufficient information to justify the removal of the tree which is subject to a Tree Preservation Order and contributes to the character and appearance of the area in which it is located.

2.4 18/00337/TPO - T1, T2 Sycamore – Fell Refused on 27.03.2018 for the following reason:

> The application provides insufficient information to justify the felling of the two trees which are subject to a Tree Preservation Order and contribute positively to the character and appearance of the area in which they are located.

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 Site and Surroundings

The trees constitute part of a number of prominent trees situated on the rear boundaries of properties along this part of The Avenue.

4.2 Proposal

reduce height of T2 and T3 sycamore trees by up to 3m and reduce lateral limbs to shape approximately 2.5m. There are four trees on the site that are the subject of TPOs, T1 is in the front garden and T2 and T3 are in the rear garden. While the application form states that the proposal is to reduce T1 and T2, the trees identified are both in the rear garden and the applicant has confirmed that it is indeed T2 and T3 to the rear of the site which are being applied for.

4.3 Key Issues

The key issue for consideration is the impact the proposed works would have on the protected tree and its wider impact on the visual amenity of the locality. There is a presumption in favour of retaining trees that are the subject of a Tree Preservation Order. The trees are covered by TPO/104. The trees have some public amenity value to the surrounding area.

The previously refused 2013 and 2018 applications were to fell 1 or both of the trees. The current application is to reduce the height and lateral spread of the limbs of the two trees.

The key issues in the determination of this application are whether the works requested are acceptable.

The application form states that 'T1 has an included bark union in the main stem and the reduction will reduce loading and the wind sail effect. Both trees are causing significant shade and leaf fall issues to the owner and adjacent properties.'

The application has not been accompanied by a tree surgeon's report or a surveyor's report to support the proposal. However the applicants no longer wish to remove the trees and request a reduction to alleviate the potential impact the trees are allegedly having to surrounding properties.

A condition requiring the works to be undertaken by a tree surgeon or arboricultural contractor is recommended.

4.4 Conclusion

Given the circumstances presented, I consider that Tree Preservation Order Consent for the proposed works should be granted.

5.0 **Recommendation**

5.1 That planning permission 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. 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: 4 June 2018	