

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01703/TCA	Cherry - Fell.	Ashwell Surgery Gardiners Lane Ashwell Hertfordshire SG7 5PY

Submitted Plan Nos

Sketch location plan

1.0 Policies

2.0 Site History

2.1 None.

3.0 Representations

3.1 **Ashwell Parish Council** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is the rear carpark for the Ashwell Surgery on the west side of Gardiners Lane within a residential part of Ashwell. The site is located within the Ashwell Conservation Area.

4.2 Proposal

4.2.1 Cherry - Fell.

4.3 Key Issues

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Ashwell Conservation Area.

1.0 The tree is located within the centre of the carpark which has a number of trees around the periphery providing some screening from the public realm.

2.0 The applicant seeks the removal of the tree on the basis that it has outgrown its current position. The tree appears to be overgrown in its current state within the small hedgerow. In my view, whilst a heavy prune would be preferable, given its secluded location, 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  Sarah Kasparian Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
--	---

Date: 11 August 2025	
-----------------------------	--