

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 1 MARCH 2018
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE

6/2017/2802/TPO

18 APPLECROFT ROAD, WELWYN GARDEN CITY AL86LA

REDUCE LEYLAND CYPRESS HEDGE BY 5-6M IN HEIGHT

APPLICANT: Ms R Legood

AGENT: Evoke Tree Services Ltd

Handside

1 Site Description

- 1.1 The site in question encompasses two residential gardens within the Conservation Area of Welwyn Garden City.

2 The Proposal

- 2.1 The applicant is proposing to reduce the height of a conifer hedge located within the rear garden of 6 Meadow Green that abuts the rear garden boundary of 18 Applecroft Road. The hedge is in excess of 9m and the applicant is proposing to reduce the hedge by up to 5-6m.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because the applicant is a member of staff within the planning department at Welwyn Hatfield Borough Council

4 Relevant Planning History

- 4.1 None relevant

5 Planning Policy

- 5.1 None applicable

6 Site Designation

- 6.1 The site lies within Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

7.1 No representations received.

8 Consultations Received

8.1 No consultation responses received

9 Analysis

9.1 The main planning issues to be considered in the determination of this application are:

1. Whether or not the proposed works are considered appropriate within the Conservation Area

9.1.1 An assessment is required of the amenity value of the trees that comprise the hedge and whether they help to preserve the character or appearance of the conservation area.

9.1.2 The assessment considers the condition of the trees, their retention span, relative public visibility and other factors – such as, but not limited to, whether they are part of a group, have historical importance and, have good form.

9.1.3 The condition and suitability of the Leyland Cypress trees that form the hedge is considered to be fair with a remaining useful life expectancy of approximately 20-40 years. The overall size of the trees can be classed as medium with some visibility to the public.

10 Conclusion

10.1 The proposed work to reduce the hedge by 5-6 m is considered appropriate and will not have an adverse effect on the character of the Conservation Area.

11 Recommendation

11.1 It is recommended that the application be approved.

Oliver Waring, (Tree Officer)

Date: 08 February 2018



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|  <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 6AE</p> | Title: 18 Applecroft Road Welwyn Garden City | | Scale: DNS |
| | | | Date: 2018 |
| | Project: DMC Committee | Drawing Number: 6/2017/2802/TPO | Drawn: Ida Moesner |
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