

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0211/96

Date of Decision: 26.03.1996

1. Only the following works shall be carried out and in accordance with British Standard 3998:1989 Recommendations for Tree Work:

22 No. Poplar identified on plan - fell

Reason: The existing trees are diseased; their condition will continue to deteriorate even to the point of structural failure.

2. Following the removal of the line of 7 Poplar trees replacements shall be planted. This shall be carried out in the following planting season.

Reason: The replacements are necessary to provide continued amenity.

3. The replacements shall be planted as close as practically possible to the position of the existing trees and shall be Standards i.e. 2.75 to 3 m overall height with a girth of 8 to 10 cm 1 m above ground level.

Reason: The replacements are necessary to provide continued amenity.

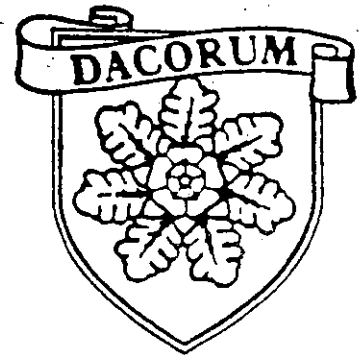
4. The replacements shall be:

3 No. Beech - *fagus sylvatica*

4 No. Oak - *Quercus robur*

Reason: The replacements are necessary to provide continued amenity.





TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0211/96

Title of TPO: DBC TPO 1994 - Land At Shendish House Golf Club,  
London Road, Hemel Hempstead

TPO File No. 256

Shendish Manor  
London Road  
Hemel Hempstead  
Herts  
HP3 0AA

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Shendish Manor, London Road, Hemel Hempstead

FELL A ROW OF POPLARS

Your application for *works to a tree protected by a TPO* dated 14.02.1996 and received on 21.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 26.03.1996

(encs. - Conditions and Notes).



designation, reflected in policy 2 of the Structure Plan and policy 90 of the Local Plan, where the prime consideration is the conservation of the natural beauty of the landscape. Although I appreciate that the footpath to the south of the appeal site is narrower than that proposed, its boundary to fields to the west give it an open character.

11. Turning now to the second issue, I have attached considerable weight to your concern that people climbing the trees in the footpath are able to look into your properties and, in particular, from one tree, directly into the bedroom windows of No 1. I have also taken into account the reasons why you believe that the alternative solutions to this problem, suggested by the Council, would not be satisfactory. Although I have sympathy with the problem experienced, I find this, in itself, to be insufficient to outweigh the damage that would be caused to the Green Belt and AONB.

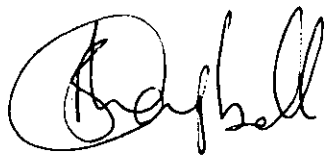
12. I have noted that there is an intention to re-route the Ridgeway National Trail away from your properties, through Tring Park to the north. Although the status of the path would be changed and there may be a resultant reduction in usage, I understand that it is to be retained as a public right of way. Policy 17 of the Structure Plan and policy 74 of the Local Plan aim to protect and maintain the public footpath network as a whole and not simply the Ridgeway National Trail. In the light of the damage to the character and appearance of the path which I have identified, I consider that there is no justification for an exception to these policies in this instance.

13. I have also given careful thought to the suggestion that the proposal would reduce the risk of attack, by the removal of planting and trees where people might hide. In my opinion, however, the resultant width of the path, with solid fencing on its north boundary, would produce an enclosed, tunnel like effect. I believe that this would reduce its attractiveness to walkers and result in a uninviting and intimidating appearance. Nevertheless, I consider that the 3 metre width remaining would be sufficient to ensure that the route did not suffer from excessive wear and tear.

14. I have taken into account all other matters raised in the written representations, including the use of the path by some residents for the disposal of garden rubbish, but in my view nothing amounts to very special circumstances sufficient to outweigh the presumption against inappropriate development in the Green Belt.

15. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



B M Campbell BA(Hons) MRTPI  
Inspector