

OFFICERS REPORT

Application No: Y18/0894/FH

Location: STREET RECORD Barracks Close Folkestone Kent

Proposal Various pruning works to one Sycamore (T1) to front of 127-129 Church Road, one Sycamore (T2) adjacent to 131 Church Road and one row of Beech (G1) rear of 2-4 Barrack Close, all subject of Tree Preservation Order No 4 of 2012.

ASSESSMENT

Performance data:-

Date application valid: 11/7/18

Applicable 8 week target date: 5/9/18

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y/N

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? Y/N

SITE VISIT

Carried out site visit on 26/7/18

The site and proposals were assessed from various points around the site.

SITE

The site is Barracks Close, a development of 14 dwellings recently constructed on the former ambulance station, located on the south side of Church Road, east of Pond Hill Road, and on the north western outskirts of Folkestone.

The two large mature Sycamores (T1 and T2) are located on communal grassy areas to the front of 127/129 Church Road (T1) and to the side of 131 Church Road (T2). The mature Beech hedge (G3) is located on the rear boundary of 2, 3 and 4 Barrack Close. They are among a number of trees the subject of Tree Preservation Order No.4 of 2012, made to protect them following an application to develop the site, and are highly prominent in the street scene. Together with adjacent trees they provide a natural buffer between existing dwellings and the new development, as well as making a valuable contribution to the character and visual amenity of the area.

HISTORY

There have been two previous applications for works to trees at this location:

Y14/0371/SH granted consent for a 2 metre overall crown reduction of a Sycamore subject of Tree Preservation Order No. 4 of 2012 and Y17/0926/SH granted consent for various pruning works to three Sycamores situated outside 8 Barracks Close, subject of Tree Preservation Order No 4 of 2012.

PROPOSAL

The proposed revised work comprises:

T1: prune back southern and western sides of canopy to provide 1.5 metres clearance from buildings (127 and 129 Church Road).

T2: prune back eastern side of canopy to provide 1.5 metres clearance from building (131 Church Road).

G3: Crown lift to 4 metres

The works are required to prevent damage to adjacent dwellings and garage, and to provide highway clearance.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Folkestone Town Council: No objection

REPRESENTATIONS

No representations received.

POLICIES

Shepway District Local Plan Review Saved Policies: SD1; BE17

Shepway Core Strategy Local Plan 2013 Policies: DSD

APPRAISAL

These large and mature trees form an integral part of the development and provide an important landscape feature in this location.

The trees are beginning to encroach over the adjoining buildings and the access road to the adjoining garage block, as such the proposed works are considered reasonable and acceptable and in line with good arboricultural practice in order to address the above issues.

It is not considered that the proposed works will have an adverse affect on the character and appearance of the area nor are they liable to affect the long term health or visual amenity of the trees or the TPO.

RECOMMENDATION

In light of the above, it is considered the proposal complies with the above policies and the NPPF and is therefore recommended for approval subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: Jo Daniels

Report and draft decision notice completed and passed to senior officer.

Name: Position: Date:

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

File passed to admin to issue decision. Falls within the scheme of delegation (no requirement to pass to senior officer).

Name: Jo Daniels Position: Planning Technician Date: 5/9/18