

OFFICERS REPORT

Application No: Y18/1218/FH

Location: Heppinge And Kintail Manor Rectory Lane Saltwood Hythe Kent CT21 4QA

Proposal Works to trees situated within a conservation area comprising: Ash, Oak and Sycamore (T1, T2 and T3) 5 metre crown lift on north side of canopies; Hornbeam (T4) 3 metre (maximum) reduction on north side of canopy; group of Laurels (T5) 4 metre crown lift over garage; group of trees on north boundary (T6) 3 metre crown lift; group of trees adjacent tennis court (T7) reduce back to previous reduction points

ASSESSMENT

Performance data:-

Date application valid: 9/10/18

Applicable 6 week target date: 20/11/18

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 23/10/18

The site and proposals were assessed from inside the site and from Rectory Lane.

SITE

The site includes Heppinge and Kintail Manor, adjoining large detached period properties set within well stocked gardens at the far end of Rectory Lane, and on the northern outskirts of the attractive village of Saltwood. The site is within an Area of Outstanding Natural Beauty, a Special Landscape Area and the designated conservation area.

Trees T1, T2, T3 (Ash Oak and Sycamore) and T4 (Hornbeam) are situated on the north eastern boundary of the rear garden of Heppinge. The remaining groups of trees T5, T6 and T7 comprising of a variety of species including Laurel, Birch, Beech and Hornbeam are located on the north eastern boundary of Kintail Manor. The trees are not visible in the street scene, therefore make little contribution to the visual amenity of the conservation area in this quiet semi-rural location.

HISTORY

There is no relevant history of works to trees at these addresses.

PROPOSAL

The application has been made by the owner/occupier of Kintail Manor and comprises of:

T1, T2 and T3 - crown lift to 5 metres to provide overhead clearance.

T4 - 3 metres (maximum) reduction of the north side of the canopy to reduce encroachment over the boundary

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: 19/11/18