

OFFICERS REPORT

Application No: Y16/0273/SH

Location: Flat B 5 Grimston Avenue Folkestone Kent CT20 2QE

Proposal Works to trees situated within a conservation area comprising the reduction in height by a maximum of 3 metres and the reduction of laterals by a maximum of 2 metres of a Bay and the reduction in height by approximately 2.5 metres of a Conifer

ASSESSMENT

Performance data:-

Date application valid: 9/3/16

Applicable 6 week target date: 20/4/16

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 22/3/16

The site and proposals were assessed from inside the garden and from Grimston Avenue and the key features are noted below.

SITE

The site is the rear garden of 5 Grimston Avenue, a large detached dwelling currently divided into flats, situated on the west side of the avenue, a quiet tree lined street, typical of this area, set in the heart of the west end of Folkestone, within an area of special character and the designated conservation area.

The medium sized trees, a Bay and a Conifer, are situated adjacent to the northern boundary of the enclosed west facing garden which backs onto the rear gardens of properties in Plane Road and as a result, the trees, which are estimated to stand around 7-9 metres in height, are not visible in the street scene, therefore their contribution to the character and appearance of the conservation area in this quiet and attractive residential area is negligible.

HISTORY

There is no history of works to trees at this address.

PROPOSAL

The application comprises the crown reduction of the Bay by reducing the height by 3 metres and the laterals by 2 metres on the grounds that it is alleged that the tree is dangerous in windy conditions and the reduction in height of the Conifer by 2.5 metres to prevent excessive bending in strong winds.

CONSULTATION RESPONSES

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

Folkestone TC: No objections subject to the views of the Tree Officer

REPRESENTATIONS

No representations received.

PUBLICITY

Site notice displayed. Expiry date 12/4/16

Advertised in press. Expiry date 14/4/16

RELEVANT POLICIES

Shepway District Local Plan Review Saved Policies: SD1; BE4; BE12

Shepway Core Strategy Local Plan: DSD

APPRAISAL

The trees are not visible in the street scene; therefore their visual amenity value is low. Though they appear to be good specimens, they are beginning to become quite large, leading to concerns for their safety during windy weather. The proposed work appears reasonable and acceptable and in line with good arboricultural practice in order to address these concerns.

It is not considered that the proposed works will have a detrimental effect on the long term health of the trees or the character and appearance of the conservation area.

RECOMMENDATION

In light of the above, it is considered the proposal complies with policy and therefore no objections are raised.

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: 19/4/16