

OFFICERS REPORT

Application No: Y17/0198/SH
Location: 9 The Saltings Littlestone New Romney Kent TN28 8AE
Proposal Crown reduction of four Sycamores subject of Tree Preservation Order No 16 of 1988

ASSESSMENT

Performance data:-

Date application valid: 21/2/17

Applicable 8 week target date: 18/4/17

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 28/2/17

The site and proposals were assessed from St Nicholas Road, Madeira Road and The Saltings and the key features are noted below.

SITE

The site is the rear garden of 9 The Saltings, a 1980's detached dwelling located within a small cul de sac of 13 properties, accessed off the far eastern end of Littlestone Road, and approximately 120 metres west of the sea front.

To the rear (north) of the triangular shaped garden there are five detached dwellings accessed via St Nicholas Road with their rear gardens bounding those at the northern end of The Saltings.

The four Sycamores are situated adjacent to the northern boundary of the property and form part of blanket Tree Preservation Order, No 16 of 1988, which extends over this and the adjoining property.

The trees are not particularly visible in the street scene when viewed from The Saltings or from St Nicholas Road, the Monterey Cypress and Pine trees that are the more prominent and important trees in this location, but collectively with the surrounding mature trees, the Sycamores make some contribution to the character and appearance of this attractive green and leafy coastal location.

HISTORY

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

PROPOSAL

The application has been made by the owner/occupier of the property to the north, 110 St Nicholas Road, and comprises an overall crown reduction of the trees by 2-3 metres to reduce shade to the applicant's garden to re balance their crowns.

CONSULTATION RESPONSES

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

New Romney Town Council: no objections subject to the approval of the Arboriculture Officer an in accordance with the terms of the TPO..

REPRESENTATIONS

No representations received.

PUBLICITY

Neighbours notified by letter. Expiry date 20/3/17

RELEVANT POLICIES

Shepway District Local Plan Review Saved Policies SD1; BE17

Shepway Core Strategy Local Plan 2013 Policies: DSD

APPRAISAL

The TPO was made on the trees on this site in 1988 during the construction of The Saltings. The TPO schedule confirms that there were six Sycamores there when the order was served, as well as eight Pines and 5 Monterey Cypress trees, however over the intervening years it appears that a number of the trees have been lost. Whilst it is clear that a number of the original Pines and the Cypress trees remain, it is not certain that the Sycamores, the subject of this application, are the original specimens as they do not appear to be as large or mature as would be expected of trees of that age, however for the benefit of doubt, it is assumed that they are the original trees or at least regenerated from the original stumps.

The trees appear to have been reduced previously; but records show that an application was not made for this. Due to their location to the south of the applicant's property, it is likely that they would cause some shading issues, although it is probable that the remaining large evergreen trees would contribute to this. Whilst the reduction of the trees will provide some improvement to the shading of the applicant's property, it should be borne in mind that Sycamore will respond to heavy pruning by producing a profusion of new growth, therefore it is likely that the work will require repeating on a cyclical basis.

The proposed work is considered reasonable and acceptable and in line with good arboricultural practice in order to reduce shading and re balance the canopies. It is not considered that the proposed pruning work will compromise the long term health of the trees, or the visual amenity of the Tree Preservation Order as the Pines and the Monterey Cypress trees are the more dominant trees in the street scene and therefore are likely to mitigate any effects of the proposed pruning work.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

In light of the above, it is considered that planning permission should be refused due to

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:

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:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Position: Date: