

OFFICERS REPORT

Application No: Y17/0381/SH

Location: 122 Sandgate High Street Sandgate Kent CT20 3BZ

Proposal Works to trees situated within a conservation area comprising: crown reduction of one Sycamore by up to 3 metres overall; reduction in height by up to 2 metres of one Bay and re pollard one Ash to previous pollard points

ASSESSMENT

Performance data:-

Date application valid: 28/3/17

Applicable 6 week target date: 9/5/17

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 4/4/17

The site and proposals were assessed from Sandgate High Street and Wilberforce Road and the key features are noted below.

SITE

The site is the side garden of 122 Sandgate High Street, an end of terrace Listed building situated on the north side of Sandgate High Street and set at the western end of the busy coastal village of Sandgate and within the Sandgate High Street conservation area.

The site is fronted by a rectangular building plot set behind high plywood hoarding. At the rear of the building plot there is a brick boundary wall separating the building plot from the application site which is set slightly higher than road level.

Two of the three medium sized trees, one Sycamore and one Bay, are located on the southern boundary of the site, just behind the wall; the Ash is located further into the site. The trees are not prominent in the street scene but their canopies are visible above the hoarding; therefore their visual amenity is fairly low. However, collectively with the surrounding trees and shrubs they make some contribution to the visual amenity of the conservation area in this busy but attractive location.

HISTORY

There have been two previous applications for works to trees at this address: Y09/1095/SH granted consent for felling of two Sycamore trees and replacement with two fruit trees in a conservation area and Y15/0229/SH granted consent for a 2 metre overall crown reduction, crown clean and removal of low epicormic growth of one Ash tree situated within a conservation area.

PROPOSAL

The application comprises of an overall crown reduction of up to 3 metres of the Sycamore; the reduction in height of up to 2 metres of the Bay and the pollarding back to previous points of the Ash.

No reasons have been provided for the proposals.

CONSULTATION RESPONSES

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

Sandgate Parish Council: no objection

REPRESENTATIONS

No representations received.

PUBLICITY

Site notice displayed. Expiry date 26/4/17

RELEVANT POLICIES

Shepway District Local Plan Review Saved Policies: SD1; BE4

Shepway Core Strategy Local Plan 2013 Policies: DSD

APPRAISAL

The trees are set in a relatively small garden, approximately 12 metres x 19 metres, which is enclosed by buildings on three sides. The Ash is located to the south of the adjacent dwelling and as such is likely to cause some shading, therefore it considered reasonable to allow some management of it, particularly as it has been reduced previously.

The proposed pruning work appears reasonable and acceptable, in line with good arboricultural practice to keep the trees managed and unlikely to compromise their long term health or visual amenity, or be harmful to 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: 4/5/17