

OFFICERS REPORT

Application No: Y17/0831/SH
Location: Oak Hall Cottage Bartholomew Street Hythe Kent CT21 5BT
Proposal Felling of a Eucalyptus tree situated within a conservation area

ASSESSMENT

Performance data:-

Date application valid: 11/7/17

Applicable 6 week target date: 22/8/17

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 20/7/17

The site and proposals were assessed from various points around the site and the key features are noted below.

SITE

The site is the enclosed rear garden of Oak Hall Cottage, a detached dwelling set in an elevated position on the north side of Bartholomew Street, within the heart of the attractive coastal town of Hythe and the designated conservation area.

The property is set back from the road behind a block of three garages, to the east lie the well stocked gardens of the historic Oak Hall.

The medium/large sized Eucalyptus tree is situated on the western boundary of the north facing garden which is enclosed on three sides. The tree is barely visible in the street scene therefore its visual amenity is minimal.

HISTORY

There have been three previous applications for works to trees at this address. Y09/0629/SH comprising a 40% crown reduction to two Eucalyptus trees on the eastern boundary was subsequently withdrawn; Y10/0011/SH granted consent for 30% crown reduction to two Eucalyptus trees on eastern boundary and 40% crown reduction to two further Eucalyptus trees on western boundary and Y11/0971/SH granted consent for felling of four Eucalyptus trees situated within a conservation area, followed by the planting of an ornamental Pear (*Pyrus salicifolia*).

PROPOSAL

The application is for the felling of the Eucalyptus tree. No reasons for the proposed work have been supplied.

CONSULTATION RESPONSES

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

Hythe Town Council has raised no objection subject to the planting of a replacement tree.

REPRESENTATIONS

No representations received.

PUBLICITY

Site notice displayed. Expiry date 11/8/17

RELEVANT POLICIES

Shepway District Local Plan Review Saved Policies: SD1; BE4

Shepway Core Strategy Local Plan 2013 Policies: DSD

APPRAISAL

The Eucalyptus tree is not native and not really visible in the street scene, as such it would not be appropriate to serve a Tree Preservation Order to secure its retention.

It is not considered that the felling of the tree will have a detrimental effect on the character and appearance of the conservation area. Given that there is ample tree cover in this location, a replacement tree will not be requested on this occasion.

RECOMMENDATION

In light of the above, it is considered the proposal complies with policy and the NPPF 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).

