

Officer Report

Application No.	20/1750/FH/TCA
Site Address	Cliffe House, Radnor Cliff, Folkestone, CT20 2TY
Officer Name	Jo Daniels
Proposal	Works to trees situated within a conservation comprising of: Pine (T1) overall crown reduction by 1 metre and removal of one 100mm diameter branch on east side; Pine (T2) overall crown reduction by 1 metre

Recommendation

Report Number	RD-423743
Recommended Decision	Recommended to be No Objections
Recommendation Date	23 December 2020

Report

Date application valid: 10/11/20

Applicable 6 week target date: 22/12/20

SITE VISIT

A site visit has been carried out. The site and proposals were assessed from the public highway and Marine Walk and key features are noted in the assessment.

SITE

The site is Cliffe House, large block of purpose built apartments overlooking the beach, at the eastern end of Radnor Cliff, and within the designated conservation area.

The terraced, well stocked south facing communal garden slopes down in a southerly direction to join Marine Walk, the coastal path that runs between Sandgate and Folkestone. The two Pines are located in the lower (southern) section of the garden. They cannot be seen from Radnor Cliff, but are visible from Marine Walk. Together with surrounding vegetation they collectively contribute to the visual amenity and character of the conservation area in this attractive coastal location.

RELEVANT HISTORY

None

PROPOSAL

The application comprises an overall crown reduction by 1 metre of both trees together with the removal of one lateral limb on the eastern side of T2.

The works are required to control the size of the trees; allow more light to the lawn and seating area and to reduce the wind sail of the canopies.

CONSULTATIONS

Sandgate Parish Council: no objection subject to the views of the Tree Officer

REPRESENTATIONS

None

POLICIES

Shepway Core Strategy Local Plan 2013 Policies: DSD

Places and Policies Local Plan (2020) Policies: HB1

National Planning Policy Framework (NPPF) 2019

Section 15: Conserving and enhancing the natural environment

National Planning Policy Guidance (NPPG) Natural Environment

APPRAISAL

The trees appear to be good specimens, are suitable for their location and are considered to enhance the setting of the conservation area.

The proposed work appears reasonable and acceptable, and in line with good arboricultural practice in order to keep the trees managed, increase light levels to the seating area and to help increase their resistance to wind damage in this exposed location.

It is not considered that the proposed work will be detrimental to the long term health of the trees or to the character or appearance of the conservation area.

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.

PUBLIC SECTOR EQUALITY DUTY

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

RECOMMENDATION

In light of the above, it is considered the proposal complies with the above policies and the NPPF and therefore no objection is raised.

Case Officer: Jo Daniels

Report and draft decision notice completed and passed to senior officer.

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: Case Management Officer Date: 23/12/20

Suggested Informatives (1)

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In the interest of good arboricultural practice, the works should be carried out in accordance with the British Standard 3998 (Tree Work).