

Officer Report

Application No.	23/1311/FH
Site Address	Hillside Villas, Barrow Hill, Sellindge, TN25 6JG
Officer Name	Macey Douglas
Proposal	Subject of Tree Preservation Order No 11 of 2004 a rolling consent to be carried out once every four years over a twelve year period for a lateral reduction back to boundary of all overhanging branches (up to a height of 6 metres) of Sycamore trees to rear of 1-6 The Cedars.

Recommendation

Report Number	RD-433625
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	24 January 2024

Report

Site Description

The application site is 1 Hillside Villas, a period semi detached property situated in an elevated position on the east side of Barrow Hill, and adjacent to The Cedars located on the southern outskirts of the village of Sellindge.

The Sycamore trees subject of this application form part of a row of boundary trees between the access drive to the site and the boundary with The Cedars, the dwellings of which are set at a lower level. This row of trees extends the length of the northern boundary of 1 Hillside Villas, consists of part deciduous and part coniferous vegetation and is the subject of Tree Preservation Order No. 11 of 2004.

Site History

Y05/1143/SH granted consent for '50% reduction of lateral branches to a height of 4.5 metres to seven Sycamore trees'

Y12/0718/SH granted consent for 'Pruning of a row of Sycamore trees subject of Tree Preservation Order No.11 of 2004, comprising of the reduction of the lateral branches encroaching over the rear boundaries of 1- 6 The Cedars'

Y16/0679/SH comprising 'Reduction of a Sycamore subject of Tree Preservation Order No 11 of 2004 comprising a maximum reduction in height of 3 metres and the reduction of laterals on west, north and eastern sides of canopy by a maximum of 2 metres was withdrawn

Y16/0749/SH granted consent for 'Reduction in height to approximately 1.5 metres of one overhanging stem of a Sycamore subject of Tree Preservation Order No 11 of 2004'

20/1209/FH granted consent 'Reduction in height of trees A and B, together with the reduction back to boundary of all overhanging branches (up to a height of 6 metres) of trees to rear of 1-6 The Cedars, all subject of Tree Preservation Order No 11 of 2004'

Proposal

Works are sought for the rolling consent to be carried out once every four years over a twelve year period for a lateral reduction back to boundary of all overhanging branches (up to a height of 6 metres) of Sycamore trees to rear of 1-6 The Cedars subject of TPO no. 11 of 2004.

The works are required for regular maintenance of the trees.

Consultation

Arboricultural Officer - No objections

Sellindge Parish Council - No comments

Representations

One neighbour representation has been received in support of the proposed works.

Publicity

Neighbours notified by letter. Expiry date 04/10/2023

Site Notice 04/10/2023

Policies

The Development Plan comprises the Core Strategy Review 2022 and the Places and Policies Local Plan 2020.

Places and Policies Local Plan Policies (2020)

Core Strategy Review (2022): SS1 (Spatial Strategy)

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Town & Country Planning Act 1990 and Town Country Planning (Tree Preservation) (England) Regulations 2012.

Appraisal

The trees subject of this application are partially visible from within the street scene when viewed from Barrow Hill given their positioning. It is considered that the works are considered to be in the interest of good arboricultural practice.

The proposed works are considered reasonable, and it is not considered to result in harm to the visual amenity of the street scene given that there are a significant number of trees within the site, and it is anticipated that new growth will mitigate against this within a relatively short period of time. The proposed rolling consent of works every four years over a period of twelve years is considered to be reasonable as confirmed by the LPA's arboricultural officer. Therefore the granting of rolling consent for the works to the trees is considered to be acceptable.

Duty to cooperate

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service and, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application. In this instance the application was acceptable as submitted.

Recommendation

In light of the above, it is considered the proposal complies with the above policies and the NPPF and is therefore recommended for approval subject to conditions.

Recommended Conditions (2)

1

The first of the four yearly pruning works permitted by this rolling consent shall be begun before the expiration of two years from the date of this consent.

Reason:

To enable the Council to consider the position again should the work not be carried out within the prescribed period

2

The agreed works shall be carried out in accordance with British Standard 3998: 2010 and comprise of the following:

Subject of Tree Preservation Order No 11 of 2004 a rolling consent to be carried out once every four years over a twelve year period for a lateral reduction back to boundary of all overhanging branches (up to a height of 6 metres) of Sycamore trees to rear of 1-6 The Cedars.

Reason: To ensure that the works are carried out in accordance with good practice in accordance with relevant local policy

Suggested Informatives (1)

Care should be taken to consider nesting birds between March and September as in accordance with the Wildlife and Countryside Act 1981 (as amended) and also the need to consider the protection of any roosting or foraging bats afforded protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended)