

Officer Report

Application No.	24/0269/FH/TCA
Site Address	The Holms, Priory Gardens, Folkestone, CT20 1SW
Officer Name	Katy Claw
Proposal	Works to tree in a conservation area comprising of T1 Holm Oak reduce all round by 3 metres

Recommendation

Report Number	RD-434142
Recommended Decision	Recommended to be No Objections
Recommendation Date	27 March 2024

Report

SITE

The site forms a single tree located within the garden of a detached dwelling which is located at the top of Road of Remembrance. The tree subject of this application is visible from Priory Gardens, Road of Remembrance and Lower Sandgate Road.

There has recently been a few landslips of part of the bank just below the garden of the application site.

RELEVANT HISTORY

SH/75/864 – Erect 2 storey 3 bed house/double garage.
Approved with conditions

Y01/0398/SH – Trimming of the crown of a conifer tree in a Conservation Area by no more than 20%.
No objection

PROPOSAL

This application seeks consent for works to trees situated within a conservation area comprising of:

- Holm Oak – reduce all round by 3 metres

CONSULTATIONS

Folkestone Town Council – no objection. Works are urgent.

REPRESENTATIONS

None received

PUBLICITY

Site Notice. Expiry date: 20.03.2024

POLICIES

Places and Policies Local Plan Policies (2020) CSD4

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

National Planning Policy Framework (NPPF) 2023

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

APPRAISAL

The Holm Oak is visible in the street scene and wider Conservation Area and does make a positive contribution to the character and appearance of the Conservation Area.

Quite a number of the trees in the area have either slipped down the hill or have been cut back for health and safety reasons due to the nearby land slip.

The tree subject of this application is located just above the recent land slip area and so it is proposed to reduce the trees weight in the interests of safety to persons, the public highway and infrastructure. These works are therefore judged to be acceptable.

It is not expected that the proposed pruning works will be detrimental to the long-term health of the tree, or its visual amenity, nor be detrimental to the character and appearance of the conservation area.

Conclusion

The works are reasonable and acceptable given the current situation with the land directly below the application site.

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 therefore no objections are raised.

Suggested Informatives (1)

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All works hereby permitted shall be carried out in accordance with the provisions of the current edition of BS 3998 by a competent person.

Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. It is the applicant's responsibility to ensure that appropriate precautions are taken to ensure that an offence is not committed. Further advice can be sought from Natural England and/or Kent Wildlife Trust.

The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/completion of the work.