

Officer Report

Application No.	24/0243/FH
Site Address	Enbrook House, Encombe, Sandgate, CT20 3TW
Officer Name	Macey Douglas
Proposal	Works to trees the subject of TPO No. 08 of 2002 T1 Sycamore reduce stems, T2 Sycamore-reduce by 4m in height and prune lateral branches, T3 Holm Oak crown reduction by 3 metres, T7 Sycamore crown reduce by 3m all round, T10 Sycamore reduce eastern stem by 4 metres, T13 Sycamore crown reduce by 4 metres, T14 Holm Oak reduce stem by 4 metres, T15 Sycamore T16 Sycamore Fell, T17 Sycamore remove the southernmost stem and reduce remaining stems by 4 metres, T18 Holly Fell

Recommendation

Report Number	RD-434201
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	05 April 2024

Report

Site

The site is Enbrook House within the settlement boundary of Sandgate. To the rear of the property there is a steep bank where there are a large number of trees. This application seeks to works to ten of these trees. The schedule of trees subject of this application are as follows:

T1 Multi stem Sycamore
T2 Multi stem Sycamore
T3 Holm Oak
T7 Sycamore
T10 Twin stem Sycamore
T13 Sycamore
T14 Multi stem Holm Oak
T15 Sycamore
T16 Multi stem Sycamore
T17 Multi stem Sycamore
T18 Holly

Site History

No relevant site history.

Proposal

Subject of TPO No. 08 of 2002 the following works are proposed to the following trees:

T1 Multi stem Sycamore- Reduce height of remaining stem to match the other stems to balance the tree.

T2 Multi stem Sycamore- Reduce by 4m in height and prune lateral branches.

T3 Holm Oak- Reduce the remaining crown by 3m to rebalance the tree.

T7 Sycamore- Crown reduce by 3m

T10 Twin stem Sycamore- Height reduce the Eastern stem by 4m

T13 Sycamore- Crown reduce by 4m

T14 Multi stem Holm Oak - Reduce this stem by 4m to match height of the other stems.

T15 Sycamore- Fell to ground level and allow it to re-coppice to help with bank stabilisation.

T16 Multi stem Sycamore- Fell to ground level and allow the stump to re-coppice to provide bank stability.

T17 Multi stem Sycamore- Remove the southernmost stem completely and the remaining stems reduced by 4m.

T18 Holly- Fell to ground level

Consultation

Sandgate Parish Council - No Objection

Arboricultural Specialist – No Comments Received

Representations

20 neighbour comment has been received in support of the 'routine arboricultural works' with many stating that the works are essential as the trees have been left to decline over the past few years.

Publicity

Neighbours notified by letter. Expiry date 18/10/2023

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)

Sandgate Village Design Statement 2020

National Planning Policy Framework (NPPF) 2023

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 considered to be an integral part of the street scene and provide an important landscape feature in this location as they are prominent. Their significance of the trees is their contribution to the area as a group.

The proposed works are to be of general maintenance including various crown reductions and lateral branch reductions etc. except for the felling of a Holly Tree (T18), which is considered to be dead and is proposed to be removed for safety reasons. A Multi Stem Sycamore (T16) is also proposed to be felled in order to provide bank stability.

The proposed works are considered reasonable and are not considered to result in harm to the visual amenity of the street scene and it is anticipated that new growth will mitigate against this within a relatively short period of time. The works are considered to be good maintenance practice. The loss of two trees (including the dead Holly, which does not contribute positively to the site as a result) would not be significantly noticeable and would not affect the visual amenity of the site overall.

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 work hereby permitted 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 (Tree Work - Recommendations) and comprise of the following:

Subject of TPO No. 08 of 2002 T1 Sycamore reduce stems, T2 Sycamore-reduce by 4m in height and prune lateral branches, T3 Holm Oak crown reduction by 3 metres, T7 Sycamore crown reduce by 3m all round, T10 Sycamore reduce eastern stem by 4 metres, T13 Sycamore crown reduce by 4 metres, T14 Holm Oak reduce stem by 4 metres, T15 Sycamore T16 Sycamore Fell, T17 Sycamore remove the southernmost stem and reduce remaining stems by 4 metres, T18 Holly Fell

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

Suggested Informatives (1)

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).