

Officer Report

Application No.	25/1849/FH/TCA
Site Address	15 GRANGE ROAD, SALTWOOD, HYTHE, CT21 4QS
Officer Name	Tom Bevan
Proposal	Works to a tree in a conservation area comprising of T2 Cherry trim back branches encroaching to give a 1.5m clearance.

Recommendation

Report Number	RD-438881
Recommended Decision	Recommended to be No Objections
Recommendation Date	28 November 2025

Report

SITE VISIT

A site visit was undertaken on 03/11/2025.

The tree sits directly adjacent to the public highway and was assessed without any hindrance.

SITE DESCRIPTION

The site is 15 Grange Road, Saltwood, Hythe which sits within the Saltwood Conservation Area.

The tree is within the front garden of the property and directly adjacent to Grange Road. The tree is extremely prominent in the street scene and can be viewed from both east and west approaches from the Rectory Lane and Castle Road junctions and makes a positive contribution to this green leafy rural location.

RELEVANT SITE HISTORY

There have been four previous applications for works to trees at this location.

Y12/0700/SH - Invalid - works to 3 trees.

Y06/1135/SH - 25% Crown reduction of a Twisted Willow tree in a conservation area.

21/1735/FH/TCA - Works to trees situated within a conservation area comprising: Cherry (T1) crown reduction by 3 metres in height and 4 metres laterally; Holly (T2) and Yew (T3) crown reduction by 4 metres in height and 3 metres laterally; group of Holly and Hawthorn (T4) fell – No Objection.

23/0771/FH/TCA - Works to trees in a Conversation area comprising of Palm to be removed and replaced with an Acer and Fir to be removed and replaced with a Viburnum Opulus Roseum – No Objection.

PROPOSAL

Works to a tree in a conservation area comprising of T2 Cherry trim back branches encroaching to give a 1.5m clearance.

PUBLICITY

Neighbours notified by Site Notice. Expiry date: 26/11/25.

NEIGHBOUR REPRESENTATIONS

No representations made.

CONSULTATION RESPONSES

No responses made.

RELEVANT POLICIES

National Planning Policy Framework (NPPF) 2024

Section 15: Conserving and enhancing the natural environment

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

Regulations

2012.

APPRAISAL

T1 (Cherry sp) is a mature tree of good vitality and form. The tree has recovered well from the reduction works associated with the above application, 21/1735/FH/TCA and is a prominent feature in the street scene. T1 has high amenity value that is reinforced during the months of February to April when the tree is in full blossom.

T1 has branches that have started to obstruct the adjacent street lamp which means that the proposed work is in line with the Highways Act section 154 which states that where a hedge, tree or shrub overhangs a highway or any other road or footpath to which the public has access so as to endanger or obstruct the passage of vehicles or pedestrians, or obstructs or interferes with the view of drivers of vehicles or the light from a public lamp that an authority may give 14 days' notice to have the tree pruned.

As the proposed works are localised to the area around the streetlamp, there will be little impact to overall amenity of the area.

The proposed works are justified and will not have long term detrimental effects on the tree or the street scene.

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 conflict with objectives of the Duty.

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.

Suggested Informatives (4)

1

This decision is valid for two years from the date of submission of your valid notification and the operation may only be carried out once unless otherwise stated. If you do not carry out the works within this period, you must submit a new notification if you wish to proceed.

2

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).

3

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.

4

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.

