

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 20 July 2026



Email: planning@folkestone-hythe.gov.uk

Rix
C/o Mr David Sephton
Invicta Arboriculture
High Berwick
Stone Street
Lympne
CT21 4JP

**TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY
PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

Application Number: 26/0979/FH

Proposal: Works to trees subject to TPO No. 14 of 2018 comprising of, T1 Ash reduce the length of the east facing limb by a maximum of 3 metres. T2 Ash, reduce the length of the east facing limb by approximately 2 metres. T4 Elm, fell both predominantly dead stems to ground level. T6 Ash, remove the predominantly dead west facing limb. T8 Poplar, repollard at approximately twelve metres above ground level.

Site Location: Grove House, Main Road, Sellindge, TN25 6JX

DECISION: APPROVE WITH CONDITIONS

Subject to the following conditions:

- 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).

Reason: To ensure that the works are carried out with good arboricultural practice in accordance with industry recommendations and local policy.

- 3 The work hereby approved relates to the following schedule of works.

Schedule of works: - Works to trees subject to TPO No. 14 of 2018 comprising of, T1 Ash reduce the length of the east facing limb by a maximum of 3 metres. T2 Ash, reduce the length of the east facing limb by approximately 2 metres. T4 Elm, fell both predominantly dead stems to ground level. T6 Ash, remove the predominantly dead west facing limb. T8 Poplar, repollard at approximately twelve metres above ground level.

Reason: For the avoidance of doubt and to preserve the arboricultural amenity value that the trees provide to the surrounding area in accordance with local policy.

Informatives and notes

- 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).
- 2 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.



Issued by the Chief Planning Officer

This decision notice consists of 3 pages

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Householder application – Within 12 weeks of the date of the notice

Minor commercial application - Within 12 weeks of the date of the notice

Express consent for the display of an advertisement – Within 8 weeks of the date of receipt of the notice

Tree Preservation Orders - Within 28 days of the date of the notice

Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice - Within 28 days of the date of the notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application - Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier

All others - Within 6 months of the date of the notice

Appeals should be made online via Appeal a planning decision (<https://appeal-planning-decision.service.gov.uk/before-you-start>). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance (<https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.