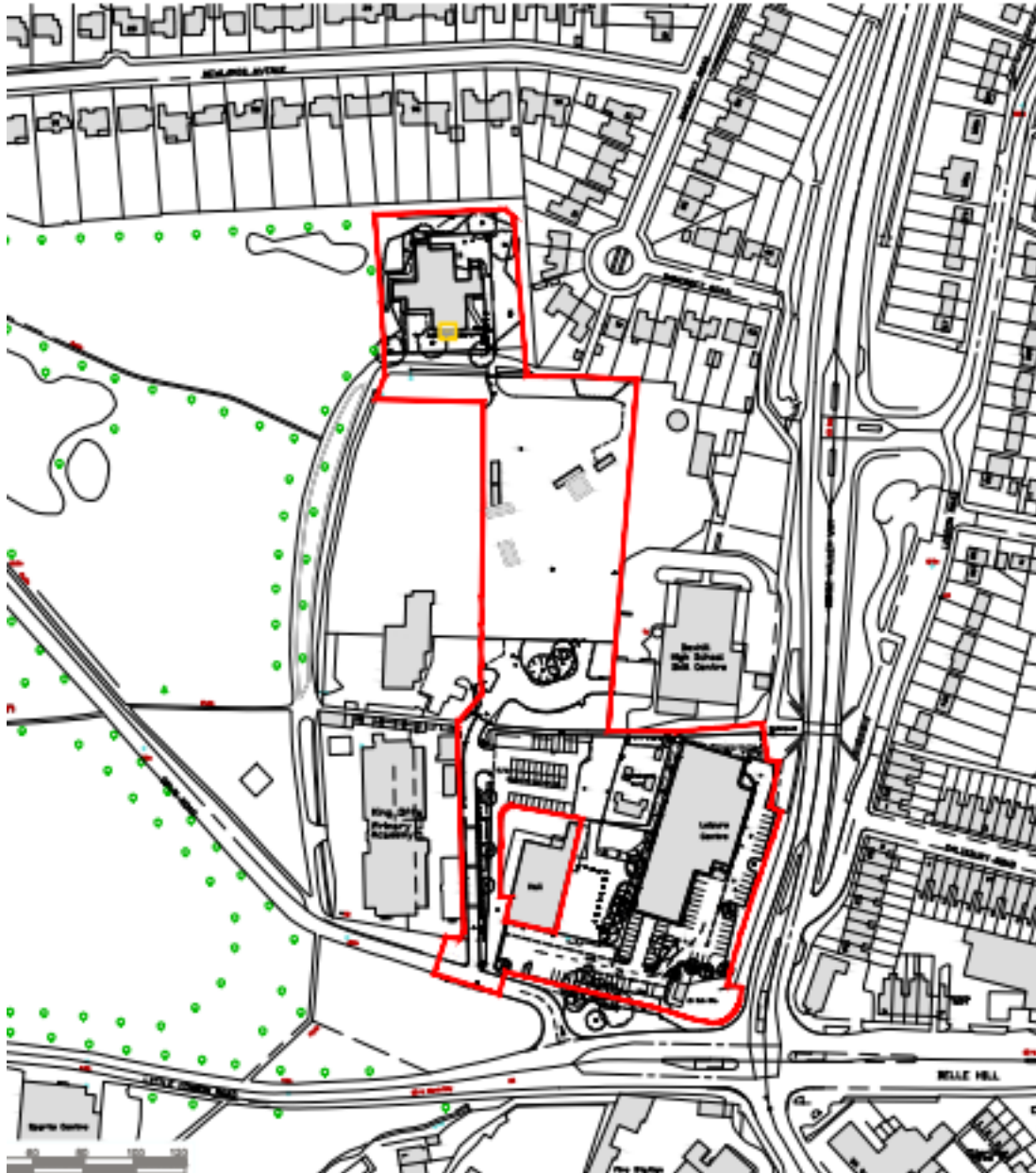


SITE PLAN

RR/2023/638/T

BEXHILL

King Offa High School Site – Land to the rear of
Adjacent to the Kitchen Dining Room Building,
Down Road,
Bexhill



Rother District Council

Report to	-	Planning Committee
Date	-	1 June 2023
Report of the	-	Director – Place and Climate Change
Subject	-	Application RR/2023/638/T
Address	-	King Offa/High School Site – Land to the rear of, Bexhill BEXHILL
Proposal	-	T1 - Oak (TPO 332) - Canopy reduction required to safely maintain the tree's health and allow for the adjacent building (partially underneath the existing canopy) to be demolished safely without harming the oak.

[View application/correspondence](#)

RECOMMENDATION: It be recommended to raise **NO OBJECTION**

Director: Ben Hook

Applicant: Mr Thomas Atkinson, Rother District Council
Agent: N/A
Case Officer: Mr Ruben Hayward
(Email: ruben.hayward@rother.gov.uk)

Ward: BEXHILL ST STEPHENS
Ward Members: Councillors A. Rathbone Ariel and R.B. Thomas

Reason for Committee consideration: Rother District Council application.

Statutory 8-week date: 16 May 2023
Extension of time agreed to: 8 June 2023

1.0 SUMMARY

1.1 The application seeks to request consent for works to a Tree Preservation Order (TPO) protected tree to the rear of King Offa School, outside the Kitchen Dining Room Building, north-east of Down Road. The Rother Tree Officer has been consulted on the proposals and raised no objections to the works.

2.0 SITE

2.1 The site relates to the Kitchen Dining Room building, which has now been disused for a number of years. A planning application on this site; RR/2019/430/P has been delegated to approve subject to a Section 106 legal

agreement and would comprise a mixed used development of a leisure centre, car parking and up to 52 dwellings.

2.2 TPO 332 is proposed to have works undertaken.

3.0 PROPOSAL

3.1 Works are proposed to TPO 332, which is indicated on a sketch plan.

3.2 Detailed works propose a crown-lift of the oak tree to 5.5m removing one primary branch growing towards the building and multiple secondary branches. Two low secondary branches overhanging the footpath would also be removed.

4.0 HISTORY

4.1 RR/2019/430/P Outline: Mixed use development comprising a leisure centre (D2 Use), ancillary car parking and up to 52 dwellings (C3 Use) including matters of access with all other matters reserved. DELEGATED TO APPROVE

5.0 POLICIES

5.1 When assessing applications for works to TPO trees, the Local Planning Authority is advised to:

- assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;
 - consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
 - consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
 - consider whether any requirements apply in regard to protected species;
 - consider other material considerations, including development plan policies where relevant; and
 - ensure that appropriate expertise informs its decision.
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6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 No comments.

6.2 Bexhill-on-Sea Town Council

6.2.1 No comments.

6.3 Rother Tree Officer

- 6.3.1 "The proposed pruning, crown lifting will raise the ground clearance allowing space for demolition of the building and mitigate against accidental damage. The pruning will have minimal detrimental effect on the condition of the tree and minimal visual impact or detrimental effect on its amenity value. Therefore, there is no objection to this pruning."
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7.0 APPRAISAL

- 7.1 The grounds surrounding the site are in close proximity to Bexhill Down, a large, wooded area interspersed with fields. The Downs is one of the most prominent open spaces within Bexhill and is open to views from the main A259 trunk road.
- 7.2 Although not technically a part of Bexhill Down, the landscape that surrounds the Kitchen Dining Room building features several mature trees that contribute to the wider setting of the area.
- 7.3 A Preliminary Ecological Appraisal (PEA) has been attached to this application and describes the tree as follows:
- "Mature oak tree in good health (~18m height). The tree supports minor deadwood in the crown and minor small knotholes at height. Low suitability for bats due to minor features and the size/age of the tree."
- 7.4 Included as an appendix to the PEA is the results of a bat survey, which describes the tree as having "low roost potential."
- 7.5 On the basis of this information, it is considered that the proposed works would be unlikely to cause harm to wildlife.
- 7.6 The tree is currently seen to be in close proximity to a public footpath and it is thereby considered that any overhanging branches could pose a risk to pedestrians. The removal of these branches would not be detrimental to the amenity value of the tree and therefore there should be no objection to their removal.
- 7.7 The proposed pruning and crown lifting would raise ground clearance which fundamentally will allow the building (Kitchen Dining Room) to be demolished safely, reducing the risks of damage to the tree during demolition works.
- 7.8 The proposed works are in their totality considered to be necessary for the purposes of safety and would not result in a significant loss to the amenity value of the tree.
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8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 It is considered that the no objection should be raised to the works to T332 near to the Kitchen Dining Room building.
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RECOMMENDATION: NO OBJECTION to works to T332 at King Offa/High School Site – land to the rear of, Bexhill

GRANT CONSENT for TPO 332 - Crown-lift Oak tree to 5.5m, removing 1 x primary branch growing towards the building and multiple secondary branches. Also remove two low secondary branches over the footpath.

CONDITIONS:

1. This consent is valid for two years beginning with the date of its grant and the works for which such consent is granted may only be carried out once, in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works shall be carried out in accordance with BS3998:2010 Recommendations for Tree work.
3. All trees recommended for tree surgery works will need to be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981.