

Item 27, Pages 290-297

Ref: 17/500175

Land Adjacent South Cottage  
High Street  
Staplehurst  
Kent  
TN12 0AD

### **Additional representation**

One further letter of representation has been received from a neighbour whom has previously commented on the application, this in summary outlines the following :

- Paragraphs 6.08 and 6.21 of the Committee report make reference to the need for consent to remove the close boarded fence previously on the site. It is considered that the appraisal is inaccurate and that the fencing abutted the highway and consent should have been sought for its removal and action should be taken for its re-instatement.

Google earth photographs have been provided showing the original fence.

- The quality of the more that 30 mature trees throughout the site (not just on the boundary) which were removed without prior permission, although subjective, throws doubt on the statement at paragraph 6.09 of the committee report. The dozen or so replacement immature Leylandii on the western 5m of the south and north boundaries are neither superior nor adequate to the original 30 or more mature trees.

### *Officer's comments*

The google earth photographs which have been submitted with the representation shows the original close boarded fence set back from the footpath by at least 1m, with hedge planting in front and over 4m from the back edge of the A229. There is no statutory definition for abutting, however it is considered in this case the fencing did not abut the highway and as such a fence of 2m or below can be removed without the need for consent.

Matters relating to the removal of trees on the site are addressed in paragraph 6.09 and no further action is considered expedient.

**Recommendation remains unchanged**