



REFERENCE NO: CR/2017/0365/TPO

LOCATION: [219 IFIELD ROAD, WEST GREEN, CRAWLEY](#)
PROPOSAL: T1 - MATURE OAK: REDUCE LOWEST LIMB OVER ROAD BY 1.5 M; REDUCE BRANCHES OVERHANGING HOUSE BY 1.5 M

TARGET DECISION DATE: 23 June 2017

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PLANNING HISTORY:-

Tree Preservation Order Crawley Borough (Ifield Road no 5.) P16.12.11 confirmed 22/03/1993.

PLANNING POLICY:-

This application must be considered in the context of Part VIII of the Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulation 2012.

National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

PLANNING CONSIDERATIONS:-

The determining issues in this application are the effect of the proposal on the health, character and appearance of the tree and the level of amenity that it provides within the surrounding area.

T1 – Mature Oak: reduce lowest limb over road by 1.5 m; reduce branches overhanging house by 1.5 m

Contribution to public visual amenity	Excellent – a very attractive tree in a prominent position with high amenity value
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Estimated remaining contribution	100+ yrs
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Are works justified?	Yes
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The tree is located in the front garden. The lowest branch on the road side is over-extended and requires pruning back in order to rebalance the crown. The branches extending towards the house also require pruning back as they are overhanging the house by approximately 1.5m. The works will have a negligible

effect on tree health and no appreciable effect on amenity. The impact on the tree would therefore be acceptable and the works are considered to be justified.

RECOMMENDATION RE: CR/2017/0365/TPO

CONSENT - Subject to the following condition(s):-

1. This consent is valid for a period of two years from the date of this notice and shall only be carried out once.
REASON: To enable the Local Planning Authority to control the works in the interests of good tree management in accordance with Regulation 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works should be carried out in accordance with BS3998: 2010 'Tree Work Recommendations'.
REASON: In the interests of visual amenity and to ensure the continuing health of the tree(s) in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.



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Date 29 June 2017

Approx. Scale

219 IFIELD ROAD, WEST GREEN, CRAWLEY



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