
REFERENCE NO: CR/2017/0527/TPO

LOCATION: [FRONT GARDEN OF 237 IFIELD ROAD, WEST GREEN, CRAWLEY](#)

PROPOSAL: OAK TREE - REMOVE EPICORMIC GROWTH FROM MAIN STEM UP TO CROWN BREAK; REMOVE DEADWOOD; PRUNE TO GIVE 3M CLEARANCE FROM PROPERTY; CROWN INSPECTION (AMENDED DESCRIPTION)

TARGET DECISION DATE: 15 August 2017

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Chris Tinston

AGENTS NAME:

NOTIFICATIONS:-

This application was advertised by a site notice.

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

Tree on CBC land / CBC applicant.

PLANNING HISTORY:-

None. The tree is protected under Tree Preservation Order reference : TPO - Tree num: T1, TPO REF: 16.12.11

PLANNING POLICY:-

This application must be considered in the context of:

- Part VIII of the Town and Country Planning Act 1990,
- The Town and Country Planning (Tree Preservation) (England) Regulation 2012,
- National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas, and,
- CBC Green Infrastructure Supplementary Planning Document (2016) which 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 – Oak tree: remove epicormic growth from main stem up to crown break; remove deadwood; prune to give 3m clearance from property; crown inspection

Contribution to public visual amenity

Good – nice tree which contributes well to the green amenity of the area

Estimated remaining contribution 100+ yrs

Are works justified? Yes

The tree is located to the front of 237 Ifield Road. The tree has developed significant stem growth which is beginning to encroach onto the property and will in a short time begin to obstruct the footpath and this growth requires removing. The main crown is also beginning to encroach onto the roof of the property and therefore needs pruning in order to maintain adequate clearance, the works are required in order to avoid conflict between property and tree. The works would have a negligible effect on tree health and amenity and are therefore justified.

RECOMMENDATION RE: CR/2017/0527/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.



Crawley Borough Council,
Town Hall,
The Boulevard,
Crawley,
West Sussex RH10 1UZ

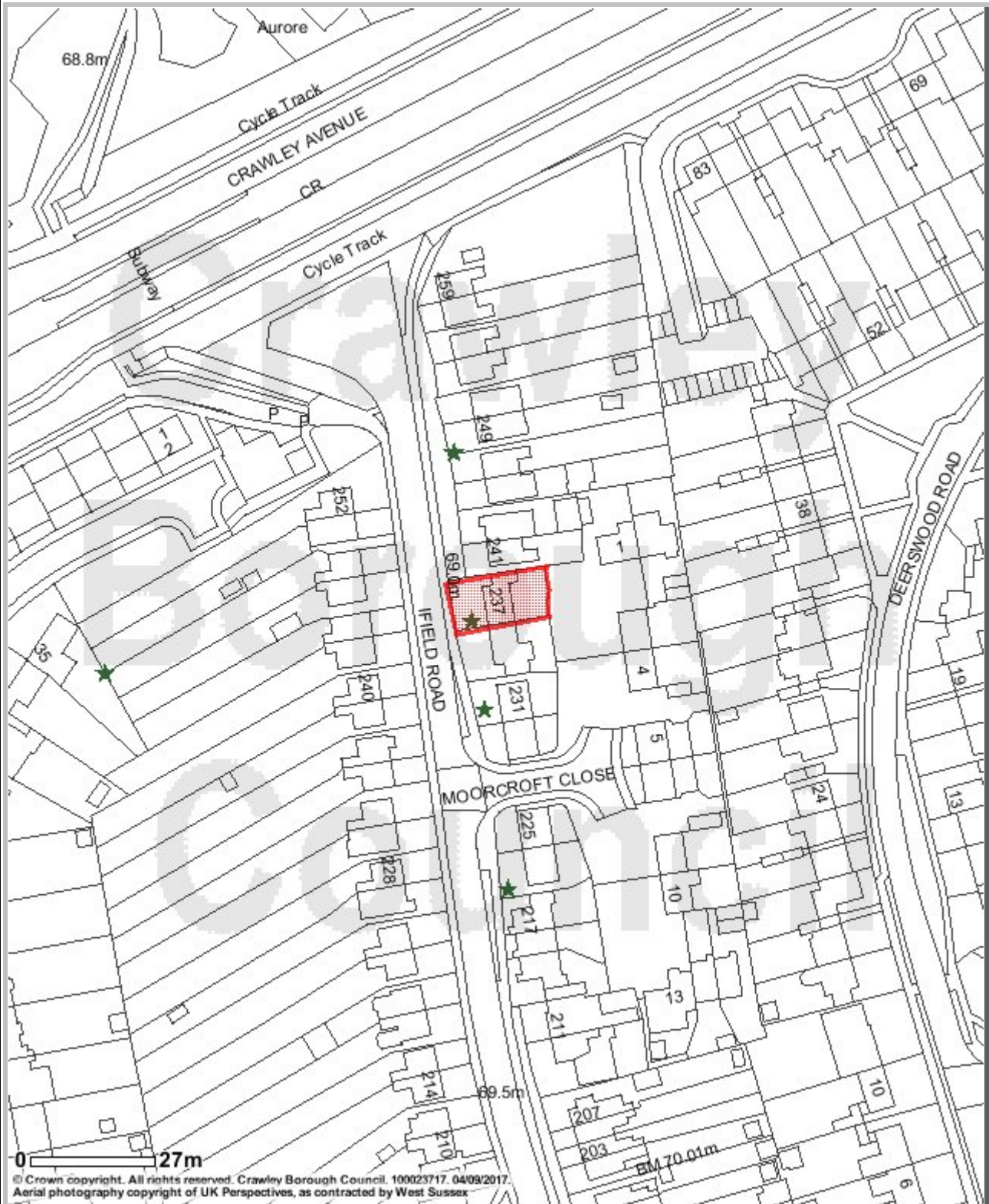
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CR/2017/0527/TPO

Date 4 September 2017

Approx. Scale 1:1,250

FRONT GARDEN OF 237 IFIELD ROAD, WEST GREEN, CRAWLEY



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