

Crawley Borough Council

Planning Committee

Supplementary Agenda

Monday, 4 December 2023



Chief Executive

7 Planning Application CR/2023/0118/FUL - Three Bridges
Football Club, Jubilee Walk, Three Bridges

To consider report PES/447c2 of the Head of Economy and Planning.

RECOMMENDATION to delegate the decision to PERMIT.

Pages

3 - 6

NOTE: The Chair has agreed that, although this report and information was not available for at least five clear days before the meeting, there are special circumstances justifying its urgent consideration.



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Agenda Item 7

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 4 December 2023
REPORT NO: PES/447(c2)

REFERENCE NO: CR/2023/0118/FUL

LOCATION: [THREE BRIDGES FOOTBALL CLUB, JUBILEE WALK, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: REPLACEMENT OF EXISTING PITCH WITH 3G FOOTBALL TURF PITCH (3G FTP) (8962 SQ. METRES) AND ASSOCIATED WORKS INCLUDING ERECTION OF NEW FENCING WITH ENTRANCE GATES TO FORM AN ENCLOSURE AROUND THE PITCH PERIMETER, REPLACEMENT PITCH BARRIERS AND INSTALLATION OF A STORAGE CONTAINER WITHIN THE 3G FTP ENCLOSURE. ERECTION OF 6 NO. 15.0 M HIGH FLOODLIGHTS AROUND THE 3G FTP PERIMETER WITH LED LUMINAIRES. RESURFACING AND EXTENSION OF HARD-STANDING AREAS. ERECTION OF 2.5 M HIGH ACOUSTIC FENCE

TARGET DECISION DATE: 23 May 2023

CASE OFFICER: Mr G. Felstead

APPLICANT'S NAME: Mr Richard Munn

AGENT'S NAME: S&C Slatter

SUPPLEMENTARY REPORT

REASON FOR REPORT

- 1.1 At the time of writing the main report, the impact of the development on trees and landscaping was an outstanding issue as set out at paragraph 5.29. This report provides an update on the measures to protect the trees around the site boundary following the receipt of further plans and details by the applicant.

TREES AND LANDSCAPING

- 2.1 There are a number of trees around the boundaries of the site, including 3 oak trees and a line of Lombardy Poplars immediately outside the northern boundary, with the latter also running along the outside of the west boundary.
- 2.2 The canopies of the oak trees in particular overhang the existing 1.8m high timber boundary fence. The plans as originally submitted showed the erection of 4.5m high ball stop fencing around the perimeter of the application site.
- 2.3 The Arboricultural Officer has commented that if the fence were erected at 4.5m high it would necessitate the complete removal of the lower limbs from two of the three oak trees (the oak in the north corner and the oak to the west). The middle oak tree is less likely to be affected as it has been pruned previously to the boundary line. He considers that the preferable option, rather than surgery, is to step down the height of the fence.

Agenda Item 7

- 2.4 This issue has been discussed with the applicant and amended plans for the fencing have been received. This now shows the erection of the acoustic fence only in the northern corner and this is to be 2.5m in height. The 4.5m ball stop fencing for this part of the site has been deleted from the plans. This is considered to be an appropriate solution as it would address the concern with regards to the impact on the oak trees, subject to the precise details of the method installation to be secured via a condition.
- 2.5 With regard to the Lombardy Poplars, there will likely be some encroachment into the root protection areas (RPA), however the Arboricultural Officer considers that this would be fairly minor as these trees are set back a little further from the boundary and as such the encroachment would be acceptable. There may also be a requirement for some remedial pruning of the branches but since Lombardy Poplar is a fastigate species (a tree with the branches sloping upward parallel to the main stem), with a narrow crown, it is considered that the impact on tree health and visual amenity will likely be minimal and any ongoing pruning will not need to be severe.
- 2.6 With regard to the installation of the fence posts, any impact can be mitigated by the appropriate positioning of the posts and hand digging if they are sited within the RPA. The Arboricultural Officer does not consider that the floodlights would have a significant impact on the RPAs of any of the trees as the lights are to be replaced in the same locations.
- 2.7 The edge of the new pitch would be around 4m away from the boundary and so there would be some encroachment into the RPAs of the two larger oak trees, however this is considered to be minor and within the discretionary 20% allowable under BS 5837(2012) Trees in Relation to Design, Demolition and Construction. The Arboricultural Officer comments that hand excavations within the RPAs of all the trees (including Lombardy Poplars) would be advisable.
- 2.8 It is recommended that a condition is imposed to require the submission of an Arboricultural Impact Assessment report, an Arboricultural Method Statement and a Tree Protection Plan, which would address all these aspects.

ADDITIONAL CONDITION 9

9. No development, including site works of any description, shall take place on the site unless and until an Arboricultural Impact Assessment report, an Arboricultural Method Statement and a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:
- Plans to show all the existing trees/bushes/hedges to be retained on the site and the adjoining land, their root protection areas, and the position of tree protection fencing which must be installed prior to commencement of any works and retained for the duration of the construction period.
 - Details of the height and position of the new fencing including the fence posts to be erected in relation to the trees
 - Details of new hard surfacing to be laid in relation to the trees, including levels and materials
 - Details of any pruning to the trees to facilitate the erection of the fencing

Within the protected areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority.

If any excavations, including trenches for services or fence posts are required in the root protection areas of the trees, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Agenda Item 7

The development shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policies CH3 and CH7 of the Crawley Borough Local Plan 2015 - 2030.

REASON WHY PRE-COMMENCEMENT: as setting up for construction activities and site preparation works could cause harm to vegetation to be retained on and around the application site and the fencing and hard surfacing will require below ground works that will be undertaken at an early stage in the implementation phase of the development.

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