

Crawley Borough Council

Planning Committee

Agenda for the **Planning Committee** which will be held in **Ashurst Main Hall - The Charis Centre**, on **Tuesday, 8 February 2022** at **7.00 pm**

Nightline Telephone No. 07881 500 227



Chief Executive

Membership:
Councillors

R D Burrett (Chair), S Buck (Vice-Chair), Z Ali, A Belben, I T Irvine,
K L Jaggard, S Malik, M Mwagale, S Raja and P C Smith

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The order of business may change at the Chair's discretion

Part A Business (Open to the Public)

	Ward	Pages
1. Apologies for Absence		
2. Disclosures of Interest		
In accordance with the Council's Code of Conduct, councillors are reminded that it is a requirement to declare interests where appropriate.		
3. Lobbying Declarations		
The Planning Code of Conduct requires that councillors who have been lobbied, received correspondence, or been approached by an interested party regarding any planning matter should declare this at the meeting which discusses the matter. Councillors should declare if they have been lobbied at this point in the meeting.		
4. Minutes		5 - 12
To approve as a correct record the minutes of the Planning Committee held on 11 January 2022.		
5. Planning Application CR/2021/0763/FUL - Units 1-16 Oakwood Industrial Park, Gatwick Road, Northgate, Crawley	Three Bridges	13 - 20
To consider report PES/379a of the Head of Economy and Planning.		
RECOMMENDATION to PERMIT.		
6. Objections to the Crawley Borough Council Tree Preservation Order - The Tweed - 06/2021	Ifield	21 - 30
To consider report PES/396 of the Head of Economy and Planning.		
RECOMMENDATION to CONFIRM.		

7. Supplemental Agenda

Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.

With reference to planning applications, PLEASE NOTE:
Background Paper:- Crawley Borough Local Plan 2015-2030

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Crawley Borough Council

Minutes of Planning Committee

Tuesday, 11 January 2022 at 7.00 pm

Councillors Present:

R D Burrett (Chair)

A Belben, I T Irvine, K L Jaggard, S Malik, S Raja and P C Smith

Officers Present:

Siraj Choudhury	Head of Legal, Governance and HR
Jean McPherson	Group Manager (Development Management)
Clem Smith	Head of Economy and Planning
Jess Tamplin	Democratic Services Support Officer
Hamish Walke	Principal Planning Officer

Apologies for Absence:

Councillors Z Ali, S Buck and M Mwagale

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor P Smith	Planning application CR/2021/0174/FUL – Land at Faraday Road & Manor Royal, Northgate, Crawley (Minute 4)	Personal Interest – Local Authority Director of the Manor Royal Business Improvement District
Councillor P Smith	Planning application CR/2021/0247/FUL – The Office, Crawley Business Quarter, Manor Royal, Northgate, Crawley (Minute 5)	Personal Interest – Local Authority Director of the Manor Royal Business Improvement District
Councillor P Smith	Planning application CR/2021/0248/FUL – The Base, Fleming Way, Northgate, Crawley (Minute 6)	Personal Interest – Local Authority Director of the Manor Royal Business Improvement District

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Councillor Irvine	Planning application CR/2021/0621/OUT – Car Park, Station Way, Northgate, Crawley (Minute 7)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application)
Councillor P Smith	Planning application CR/2021/0621/OUT – Car Park, Station Way, Northgate, Crawley (Minute 7)	Personal Interest – member of Crawley Walking and Cycle Forum (a consultee on the application)

2. Lobbying Declarations

No lobbying declarations were made.

3. Minutes

The minutes of the meeting of the Planning Committee held on 30 November 2021 were approved as a correct record and signed by the Chair.

Update: Water Resources in Crawley

The Chair, together with Planning Officers, provided the Committee with a verbal update regarding water resources in Crawley. It was heard that Crawley was in an area of serious water stress, as identified by the Environment Agency, and a [position statement](#) by Natural England concluded that water extraction in the Sussex North Water Resource Zone may be having a potentially negative impact on wildlife and protected habitats. As a result all planning applications were now required to demonstrate that there would be the same or less water used on site than prior to development. The Chair reminded the Committee that for three of the applications (agenda items 5, 6, and 7) there had previously been a resolution to grant planning permission, but the applications had been subject to further work to ensure they fulfilled water neutrality requirements before permission could be granted. These applications had therefore returned to the Committee for further consideration.

4. Planning Application CR/2021/0174/FUL - Land at Faraday Road & Manor Royal, Northgate, Crawley

The Committee considered report [PES/378a](#) of the Head of Economy and Planning which proposed as follows:

Proposed demolition of existing buildings and construction of a new warehouse building with ancillary offices, associated service yard, parking, access alterations, infrastructure, landscaping and ancillary works.

Councillors A Belben, Burrett, Jaggard, and P Smith declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application, which the Committee previously resolved to permit on 31 August 2021. The application had since been affected by Natural England's position statement on water neutrality and therefore required further consideration. The report set out the proposed development's estimated water usage, which was likely to be notably lower than the current usage within the same site. This was demonstrated through a Water

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Neutrality Report, an Energy and Sustainability Strategy, and assessment of the existing and proposed floorplans. An appropriate assessment document was being drawn up by officers for consideration by Natural England.

The Officer updated the Committee that, since the publication of the report, further information had been provided which gave more accurate figures than those in the report. The current annual water consumption figure was to be corrected to 11,658m³/year (from 12,636m³/year) and the annual water consumption figure for the proposed development was to be corrected to 864m³/year (from 867m³/year).

The Committee then considered the application. It was clarified that the current annual water consumption figure was based on the building being fully occupied within its lawful use (rather than its actual partly-vacant occupancy). Committee members discussed the monitoring of water usage at the site. The Officer confirmed that the proposed conditions aimed to keep water usage to the agreed level; however if it was suspected that the conditions were not being complied with the Council was able to investigate and use enforcement powers if required.

A comment was made regarding the requirement within the Construction Management Plan to provide wheel washing facilities for construction vehicles – it was queried whether the Local Planning Authority had any means to monitor or control the amount of water used for this. In response the Committee was assured that wheel washing during construction was not likely to involve a significant amount of water. Nevertheless the Local Planning Authority could potentially condition or control the water used for this purpose.

RESOLVED

Delegate the decision to permit the application to the Head of Economy and Planning, subject to the conclusion of consultation with Natural England, the conclusion of a Section 106 Agreement, and the conditions set out in report PES378a.

5. Planning Application CR/2021/0247/FUL - The Office, Crawley Business Quarter, Manor Royal, Northgate, Crawley

The Committee considered report [PES/378b](#) of the Head of Economy and Planning which proposed as follows:

Demolition of existing building and associated structures and redevelopment for storage and distribution warehouse within use class B8.

Councillors A Belben, Burrett, Jaggard, and P Smith declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application, which the Committee previously resolved to permit on 20 July 2021. The application had since been affected by Natural England's position statement on water neutrality and therefore required further consideration. The report set out the proposed development's estimated water usage which was considered, via assessment, to be lower than that of the previous site occupant. This was demonstrated through a Water Neutrality Statement and an Energy and Sustainability Statement, and assessment of water usage records, building specifications, and the existing and proposed floorplans. An appropriate assessment document was being drawn up by officers for consideration by Natural England.

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The Committee heard that since it had first considered the application, the applicant had used the delay to provide further information which removed the need for pre-commencement conditions. This information regarded proposed air quality mitigation measures as well as a number of new plans and documents, which were agreed to by all relevant consultees. There were also minor changes to the design and appearance of the building.

The Officer updated the Committee that, since the publication of the report, further information had required that minor amendments be made to conditions 6 and 27.

Eric Hall, the agent (TDH Estates) on behalf of the applicant, spoke in support of the application. Matters raised included:

- The reasons for the delays in the process of granting planning permission. The intended operator of the proposed development (Hermes) was fully committed to the scheme, which was otherwise ready to progress.
- Job creation, both during the construction period and once the warehouse becomes fully operational, which would also greatly increase the occupier's capacity for parcel delivery.
- A reduction in water demand and the BREEAM 'excellent' rated environmental performance of the scheme.

The Committee then considered the application. Following a query regarding the estimated water consumption at the proposed development, the Officer explained that the calculation was modelled on maximum occupancy of the building and 24 hour use of a vehicle wash system, but this was an overestimate that represented the highest possible water consumption as it was unlikely that the wash system would be in constant use. As there was a known occupier for the development, details of the specific wash system had already been provided so calculations of its estimated water usage were more precise than those of the two similar applications on the agenda.

A Committee member praised the proposed air quality mitigation measures and in doing so asked the Officer for clarification on the total mitigation figure required, which was confirmed as £47,000, and the actual mitigation figure to be provided, which was confirmed as £54,700.

RESOLVED

Delegate the decision to permit the application to the Head of Economy and Planning, subject to the conclusion of consultation with Natural England, the conclusion of a Section 106 Agreement, and the conditions set out in report PES378b including amended conditions 6 and 27 as follows:

6. The development hereby permitted shall be carried out in accordance with the Air Quality Assessment in particular Table 22 - Mitigation of Construction Activities, dated July 2021, The Air Quality Mitigation document dated 7th November 2021 and drawing P417 rev B Air Quality Mitigation Measures, submitted with the application which must be implemented during the construction of the development.

REASON: To ensure that the development does not have a negative impact on Air Quality in accordance with Policy ENV12 of the Crawley Borough Local Plan 2015 - 2030.

27. Prior to first occupation of the building hereby permitted, the water efficiency measures including the physical fittings and vehicle wash system as specified in the Technical Note 21171-WRC-TN-02 Rev C03 prepared by Water Environment (as set out in the accompanying documents listed in paragraph 1.5 and 1.6 of this note) shall be implemented in full.

REASON: Taking account of the Natural England Position Statement on water neutrality received on 14 September 2021 and to ensure that the development does not cause an adverse impact upon protected habitats in the Arun Valley, including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, in breach of the Conservation of Species and Habitats Regulations 2017.

6. Planning Application CR/2021/0248/FUL - The Base, Fleming Way, Northgate, Crawley

The Committee considered report [PES/378c](#) of the Head of Economy and Planning which proposed as follows:

Demolition of the existing buildings and redevelopment of the site to provide two buildings (use class B8 - storage or distribution) with ancillary offices, parking and service yards, new site access, landscaping, boundary treatments and associated works.

Councillors A Belben, Burrett, Jaggard, and P Smith declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application, which the Committee previously resolved to permit on 29 June 2021. The application had since been affected by Natural England's position statement on water neutrality and therefore required further consideration. The report set out the proposed development's estimated water usage which was considered, via assessment, to be lower than that of the previous site occupant. This was demonstrated through a Water Usage Analysis Report, Water Neutrality Report, BREEAM water consumption calculations, and information on likely occupancy and metering rates. An appropriate assessment document was being drawn up by officers for consideration by Natural England.

The Committee heard that since it had first considered the application, the applicant had used the delay to provide further information which removed the need for pre-commencement conditions. This information included details of the materials and design of the building, a revised Construction Management Plan to address issues of ecology, an acceptable contamination strategy, and revised district energy network requirements.

The Officer updated the Committee that, since the publication of the report, minor amendments had been required to condition 5. Conditions 25 and 26 were also subject to amendment and were to be merged to create a single condition 25. It was also explained that the wording of the recommendation was to be changed to remove mention of the completion of a Section 106 agreement as this agreement had been finalised.

The Committee then considered the application. Upon receipt of a query regarding differences in the conditions compared to the original report (considered in June 2021) the Officer confirmed that changes had been made, such as the amalgamation of conditions, but assured the Committee that all relevant information was included. The Committee also discussed potential changes to the use class of the proposed building in the future and the resulting impact on water usage. The Officer confirmed that condition 3 sought to restrict the use class to storage and distribution which removed permitted development rights for changes to more water-intensive uses.

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However the planning system was not able to control all scenarios, so a change of occupier within the same use class could be more difficult to regulate.

Committee members highlighted the unprecedented nature of the water situation in the local area and its unique impact on planning applications, and commended officers for the comprehensive information provided.

RESOLVED

Delegate the decision to amend condition 4 (subject to the finalisation of the materials schedule) and permit the application to the Head of Economy and Planning, subject to the conclusion of consultation with Natural England and the conditions set out in report PES378c, including amended conditions 5 and 25 as follows:

5. The window profiles, entrance doors and building finish details shall be constructed in accordance with approved drawing numbers C227/4012 Rev t1, C227/4013 Rev t1, C227/4015 Rev t1, C227/4016 Rev t1, C227/4018 Rev t1, C227/4019 Rev t1, C227/4020 Rev t1 and C227/4021 Rev t1 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To control the development in detail and to ensure a high quality development in accordance with policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030.

25. No above ground development shall take place until precise details of the low-flow water fittings and rainwater harvesting system to be installed for both units to achieve at least a 40% improvement on the BREEAM baseline standard and to meet the target of 3 credits for the WAT 01 category in line with the proposed water calculations set out in paragraph 3.89 and 3.10 of Water Environment Technical Note Rev C02 21171-WRC-TN-04 C02 have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed details.

REASON: In order to comply with the Natural England Position Statement on water neutrality received on 14 September 2021, to ensure that the development does not cause an adverse impact upon protected habitats in the Arun Valley, including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, that would be in breach of the Conservation of Species and Habitats Regulations 2017.

7. **Planning Application CR/2021/0621/OUT - Car Park, Station Way, Northgate, Crawley**

The Committee considered report [PES/378d](#) of the Head of Economy and Planning which proposed as follows:

Outline application for the redevelopment of the car park to form mixed use residential (indicative 15 flats) and commercial scheme at ground floor.

Councillors A Belben, Burrett, Jaggard, and P Smith declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application, which sought outline planning permission for a five storey block of flats and a commercial space, and outlined several updates that were to be made to the report. Since the publication of the report, the open space contribution figure had been amended due to

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an error in previous calculations. The report also stated that the Council's Environmental Health Officer was expected to comment on the application, but no comments had been received. The Committee noted that the proposed bin store now included a roller shutter door which could contribute to noise levels at the site, but that this had not been included in the applicant's noise report. The Officer then gave detail of the various relevant planning considerations as detailed in the report.

The Committee then considered the application. Clarification was sought regarding the planning history of the site – the Committee was reminded that it had refused a previous application by the developer at the site in January 2021, and the decision was upheld at appeal. The current application before the Committee was similar in principle with amendments made to the layout, design, and cycle parking provision.

Several Committee members commented on the size and bulk of the proposed development, which was deemed unsuitable for the size of the site. Concerns were raised regarding potential overshadowing on to Station Way and the proximity to neighbouring buildings. It was suggested that the currently derelict site would provide a good opportunity for re-development for a more appropriate proposal in terms of size and design.

RESOLVED

Refuse for the reasons set out in report PES/378d.

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 8.35 pm.

R D Burrett (Chair)

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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 8 February 2022
REPORT NO: PES/379(a)

REFERENCE NO: CR/2021/0763/FUL

LOCATION: [UNITS 1-16 OAKWOOD INDUSTRIAL PARK, GATWICK ROAD, NORTHGATE, CRAWLEY](#)

WARD: Three Bridges

PROPOSAL: ALTERATIONS TO UNITS 1-3 AND 5-16 COMPRISING OVERCLADDING EXISTING ROOF MATERIAL WITH PROFILED METAL SHEETING AND TRANSLUCENT SHEET ROOFLIGHTS AND RETENTION OF PROFILED METAL ROOF TO UNIT 4

TARGET DECISION DATE: 17 January 2022

CASE OFFICER: Mrs A. Sanders

APPLICANT'S NAME: McKay Securities Plc

AGENT'S NAME: Fibonacci-Architects Ltd

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
6322 P 23		Location And Block Plan
6322 P 11		Existing Elevations Units 4 To 10
6322 P 12		Existing Roof Plan Units 4 To 10
6322 P 13		Proposed Elevations Units 4 To 10
6322 P 14		Proposed Roof Plan Units 4 To 10
6322 P 15		Existing Elevations Units 1 To 3
6322 P 16		Existing Roof Plan Units 1 To 3
6322 P 17		Proposed Elevations Units 1 To 3
6322 P 18		Proposed Roof Plan Units 1 To 3
6322 P 19		Existing Elevations Units 11 To 16
6322 P 20		Existing Roof Plan Units 11 To 16
6322 P 21		Proposed Elevations Units 11 To 16
6322 P 22		Proposed Roof Plan Units 11 To 16
6322 SK 02		Proposed Overcladding - Proposed Roof Build Up

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|---|
| 1. | National Air Traffic Services (NATS) | No objection |
| 2. | CBC Planning Arboricultural Officer | No objection subject to a method of construction statement to ensure no impact on the protected trees |
| 3. | CBC Contaminated Land Officer | No objection |

NEIGHBOUR NOTIFICATIONS:-

The application has been advertised through a press advert and by a site notice that was displayed on the site on 26th November 2021 with an expiry date of 17th December 2021.

In addition the owner/occupiers of the following properties were notified:

- 3 to 6 Royston Close, Three Bridges;
- Pegasus Three, Pegasus Place, Gatwick Road;
- 2 to 4 Kingfisher Close, Three Bridges;

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- South East Coast Ambulance Service Ground & First Floor;
- Surrey County Council, Second & Third Floor;
- Straumann Ltd, Ground Floor Pegasus, Three Bridges;
- Tollers House, 79 Tinsley Lane;
- Thales, Sackville House, Northwood Park;
- Pegasus 1, Pegasus Place, Gatwick Road;
- Arinc Incorporated, Ground & First Floor, Pegasus 1;
- Straumann Ltd, Ground Floor, Pegasus;
- Aeromobile Communications Ltd, Second Floor, Pegasus;
- Annexe at Tollers House, 79 Tinsley Lane;
- L3 Harris, 2-3 Gatwick Road.

RESPONSES RECEIVED:-

None

REASON FOR REPORTING TO COMMITTEE:-

The application is a major development based on the site area.

THE APPLICATION SITE:-

- 1.1 The application site is the Oakwood Industrial Park, located on the eastern side of Gatwick Road, within the Manor Royal Industrial Estate. The site is located with Character Area A which is the Core Business Zone and a small portion to the front of the site falls within a Primary Road as defined in the Manor Royal Design Guide.
- 1.2 The units are constructed of red bricks to the ground floor with grey corrugated sheeting at first floor and above. There are also double height roller shutters to every unit in royal blue. There is parking for each of the units to the front of the site. Units 7, 13, 14 & 15 are located on contaminated land. On the eastern boundary of the site are a number of trees covered by a Tree Preservation Order (TPO) (ref: 16.10.41) and another TPO on part of the southern boundary (ref. 16.10.1). There are no other identified site constraints.
- 1.3 The site lies within the Southern Water Sussex North Water Resource (Supply) Zone.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought to over clad the existing roof of units 1-3 and 5-16. The existing roof material is corrugated asbestos cement sheeting with a number of translucent roof lights positioned across the roof. It is proposed to clad over the top of the existing roof, encapsulating the existing roof with a new profiled metal sheeting roof. New translucent roof lights would be positioned over the existing roof lights. Unit 4 already has the new metal roof and this application also seeks to regularise this change.
- 2.2 The existing industrial units measure a maximum height of 7.4m. The proposed new roof would result in the units measuring a maximum height of 7.6m which would be a 0.2m height increase. The eaves height would remain the same at 6.3m.

PLANNING HISTORY:-

- 3.1 There is extensive planning history on the site, the most recent being as follows:

CR/2020/0663/FUL - Replacement of first floor curtain walling on the west elevation with profiled metal cladding to match existing – permitted

CR/2019/0486/ADV - Erection of 1 x externally illuminated fascia sign (advert 1), 2 x non illuminated fascia signs (adverts 2 & 3), 1 x digital printed vinyl (other sign advert 1), 1 x digital printed menu (other sign advert 2) & 1 x poster frame (other sign advert 3) – consent

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CR/2018/0102/ADV - Advertisement consent for 4no. non illuminated fascia signs (amended description and plans received) – consent

CR/2018/0101/FUL – Installation of curtain wall glazed window on the western elevation (amended plans received) – Permitted

PLANNING POLICY:-

4.1 National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving this the planning system has three overarching objectives which are interdependent and need to be secured in mutually supportive ways. These are an economic objective, a social objective and an environmental objective.

- Section 2 – Achieving sustainable development. This section states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.
- Section 6 – ‘Building a strong, competitive economy’ emphasises the need for the planning system to help create conditions where businesses can invest, expand and adapt in order to support the need for economic growth and productivity. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Section 12 – Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Section 14 – Meeting the challenge of climate change, flooding and coastal change. In addition to supporting the increased use of renewable and low carbon energy and reducing greenhouse gas emissions, including complying with local sustainability requirements, flood risk should not be increased elsewhere and sustainable drainage systems should be incorporated in major developments.
- Section 15 – Conserving and enhancing the natural environment. Planning policies and decisions should contribute to and enhance the natural and local environment, including protecting and enhancing valued landscapes and biodiversity, and recognising the intrinsic character and beauty of the countryside. Development should also not add to or be at risk from pollution.

4.2 The Crawley Borough Local Plan 2015 – 2030

Policy SD1 Presumption in Favour of Sustainable Development states that in line with the planned approach to Crawley new town, and the spatial patterns relating to the neighbourhood principles the Council will take a positive approach to approving development which is sustainable.

Policy CH2 Principles of Good Urban Design sets out the principles of good urban design. Development proposals will be required to assist in the creation, retention or enhancement of successful places in Crawley.

Policy CH3 Normal Requirements of All New Development requires all proposals to be based on a thorough understanding of the significance and distinctiveness of the site in its immediate and wider context, be of high quality in terms of urban, landscape and architectural design and relates sympathetically to their surroundings, retain a good standard of amenity for future occupants and not cause harm to the amenity of the surrounding area, demonstrate how ‘Secure by Design’ principles have been incorporated, meet requirements for the safe and proper use of the site in

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particular with regard to access , circulation, manoeuvring, loading etc. and to comply with all relevant Supplementary Planning Guidance (such as the Manor Royal SPD).

Policy EC1 Sustainable Economic Growth states that Crawley's role as the key economic driver for the Gatwick Diamond will be protected and enhanced. The policy seeks to build and protect the established role of Manor Royal as the key business location (for B Use Classes) and encourage main employment areas as the focus for sustainable economic growth.

Policy EC2 Economic Growth in Main Employment Areas identifies Manor Royal as a main employment area and states proposals for employment generating development will be supported where they contribute to the specific characteristics of the main employment area.

Policy EC3 Manor Royal deals specifically with Manor Royal and states that all development should contribute positively to the overall setting and environment of the Main Employment area as a business district through high quality design and landscaping in accordance with the MRSPD.

Policy EC4 Employment Development and Residential Amenity states that proposals for the development, redevelopment or change of use of sites for employment use adjacent to residential areas will be permitted where there is no adverse harm to local amenity or function of the surrounding area. Particular care should be taken within the Manor Royal Buffer Zones, where business and business-supporting uses will be permitted provided that proposals do not adversely impact upon the amenity, function and setting of nearby residential uses.

Policy ENV9 Tackling Water Stress Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on water resources and promote water efficiency.

Policy ENV10 Pollution Management and Land Contamination states that to prevent unacceptable risks from environmental pollution and land contamination, development, including extensions and intensification of existing uses, will be permitted where the proposed use:

- would not lead to a significant increase (including cumulative increase) in levels of pollution or hazards, or where impacts can be appropriately mitigated to ensure impacts are controlled, and as far as possible reduced; and
- is appropriate to its location in that it would not result in unacceptable disturbance or nuisance to the amenity of adjacent land uses and occupiers.

4.3 Emerging Crawley Borough Local Plan 2021 – 2037 (January 2021)

The Local Plan Review Submission Consultation draft 2021-2037 has been published for Regulation 19 consultation and therefore limited weight should be given to the following applicable policies:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy CL2: Making Successful Places: Principles of Good Urban Design
- Policy DD1: Normal Requirements of All New Development
- Policy EC1: Sustainable Economic Growth.
- Policy EC2: Economic Growth in Main Employment Areas.
- Policy EC3: Manor Royal
- Policy EC11: Employment Development and Residential Amenity
- Policy EP3: Land and Water Quality
- Policy SDC3: Tackling Water Stress

Supplementary Planning Documents

4.4 Manor Royal SPD July 2013

This document aims to support economic growth in Manor Royal, providing guidance to ensure new development makes a significant contribution to the uplift of the area and secures delivery of high

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quality development which supports the key business function. It requires all development to demonstrate the following:

- New buildings and urban design to be of high quality.
- Provide active frontages to routes
- Materials and finishes to be of good quality and support the principles of identity and sustainability
- A high level of security
- Surface Water drainage
- Water efficiency measures.

As the site is within Character Area A: Core Business Zone the SPD sets out the following design and layout considerations:

- Maintain the spacious setting of buildings;
- Build on the positive impact of high quality public realm and development through promoting high quality buildings that also improve the private realm,
- Provide active frontages, high quality materials, and planting of high aesthetic quality and durability; and
- Given the spacious and prominent nature of the area, explore the potential for taller buildings with due regard to the safeguarding requirements of Gatwick Airport.

4.5 Urban Design SPD – October 2016

This document provides further advice on the principles of good urban design highlighting in particular the importance of massing and materials, public realm, street design and parking and sustainable design.

PLANNING CONSIDERATIONS:-

5.1 The main considerations for this application are the following:

- Design and appearance of the proposal & the impact on the street scene
- Contamination
- Trees
- Water Neutrality

Design and appearance of the proposal & the impact on the street scene

5.2 Policies CH2, CH3 and EC3 require that all development should contribute positively to the overall setting and environment of Manor Royal through high quality design and landscaping. Policy EC3 specifically makes reference to the Manor Royal Design Guide SPD (MRSPD), and it affords this document significant weight.

5.3 The proposal would result in the existing roof being over clad with a new metal profiled sheeting. In terms of the appearance, the proposed new roof would look similar to the existing and would be grey in colour to match the existing roof cladding. This can be controlled by a condition. As a result of the existing roof remaining in situ and the new roof placed on top, there would be an increase in the height of the roof on all of the units by 0.2m. Given the modest height increase combined with the use of sympathetic materials the proposal would be in keeping with the scale and character of the existing site and would not be a dominant addition when viewed from the surrounding area. As such the proposal would comply with the relevant development plan policies, the Manor Royal SPD, the Urban Design SPD and the NPPF 2021.

Contamination

5.4 The existing roof of the building contains asbestos, however it is not proposed to remove the existing roof, instead it is proposed to place the new roof on top of the existing roof. A detailed section plan has been submitted which shows how the new roof would be placed over the top of the existing which would be secured by brackets and bars attaching to the top of the existing roof. The

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Contaminated Land Officer was consulted on the proposal and raised no objection and did not request the submission of any further information or require any conditions. He advised that given that the existing roof would be encapsulated and not removed, he raised no concerns regarding contamination. Further he advised that matters relating to asbestos are dealt with under Health and Safety Legislation which sets out best practice procedures, and that if these procedures were followed there would be no adverse impact connecting the existing and proposed roofs together.

- 5.5 It is noted that Units 7, 13, 14 & 15 are located on contaminated land however given that the proposal relates to the roof only, there would be no contamination impact on these units as a result of the proposed development as there would be no ground excavations.
- 5.6 Given the above, it is considered that the proposal would not result in an adverse impact in terms of contamination subject to a condition requiring the proposal to be constructed as per the submitted plans. As such the proposal would accord with development plan policy in this regard.

Trees

- 5.7 On the eastern boundary of the site, behind units 4 – 10, are a number of trees covered by a TPO (ref: 16.10.41). On part of the southern boundary there are also a number of trees covered by a separate TPO (ref: 16.10.19). These are large trees which have high visual amenity and their canopies overhang the buildings.
- 5.8 The agent has advised that the roof would be accessed from the front of the building and all roofing materials would be lifted from the front and carried to the rear roof slopes avoiding any access from the rear. This would ensure the TPO trees would not be impacted by the proposal. The Tree Officer was consulted on the proposal and does not raise any concern provided the canopies of the trees are not impacted. He has suggested the submission of a method statement to ensure this. This will need to set out where the materials will be stored, access arrangements, if any scaffolding will be required, how the new roof will be installed and if any pruning is required to the trees. A condition is recommended in this regard. Given the above and subject to the submission of a method statement, the proposal would not result in an adverse impact upon the protected trees and would accord with development plan policy in this regard.

Water Neutrality

- 5.9 The Local Planning Authority received a Position Statement from Natural England on 14 September 2021. It raised significant concerns about the impact of water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected SAC, SPA and Ramsar sites. The proposal would involve no connection to the water supply. A screening assessment has been undertaken which concludes that the proposal would be water neutral as a result. The Local Planning Authority has therefore concluded that the proposal would not adversely affect the integrity of the protected sites and would not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

CONCLUSIONS:-

- 6.1 The proposed development would be in keeping with the design and appearance of the existing site and the surrounding area and therefore would not detract from the scale or character of the site or street scene. The proposal would not result in an adverse impact in terms of contamination, trees or water neutrality. As such the proposal would accord with the Crawley Borough Local Plan 2015 – 2030, the Urban Design and Manor Royal SPDs and the NPPF 2021.

RECOMMENDATION RE: CR/2021/0763/FUL

PERMIT subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.

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2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external roofs have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
REASON FOR PRECOMMENCEMENT: This information is required pre-commencement as it relates to the detail of the development.
4. The proposed overcladding of the roof shall be constructed as shown on drawing 6322 SK 02 Proposed Roof Build Up submitted with the application unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of amenity in accordance with Policy CH3 and ENV10 of the Crawley Borough Local Plan 2015 - 2030.
5. Prior to the commencement of the development hereby permitted, a Method of Construction Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the new roof will be constructed to ensure that the protected trees on the eastern and southern boundaries of the site are not impacted by the development. The details shall include where the materials will be stored, access arrangements, if any scaffolding will be required, how the new roof will be installed and if any pruning is required to the trees. The development shall be implemented in accordance with the approved details.
REASON: To ensure the protection of the trees in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
REASON FOR PRE-COMMENCEMENT: This information is required pre-commencement as it relates to how the roof will be constructed.

INFORMATIVE

1. The applicant is reminded that the implementation of the proposal is covered by Health and Safety Legislation, in particular The Control of Asbestos Regulations 2012

1. NPPF Statement

In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:

- Liaising with consultees/agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking additional information to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



ArcGIS Web Map



Crawley Borough Council
Town Hall, The Boulevard,
Crawley, West Sussex,
RH10 1UZ
Tel: 01293 438000

1:1,000



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Crawley Borough Council

Report to Planning Committee

8 February 2022

Objections to the Crawley Borough Council Tree Preservation Order The Tweed - 06/2021

Report of the Head of Economy and Planning – *PES/396*

1. Purpose

- 1.1 This report presents The Tweed - 06/2021 Tree Preservation Order. The Committee is requested to consider the objections received and determine whether to confirm the Tree Preservation Order with or without modification for continued protection, or not to confirm the Tree Preservation Order.

2. Recommendation

- 2.1 It is recommended the Planning Committee CONFIRMS the Tree Preservation Order – The Tweed - 06/2021 without modification.

3. Reasons for the Recommendation

- 3.1 The trees are considered to have good landscape amenity value in the surrounding area. The trees are prominent in the locality and have significant amenity value. The trees are visually important in the local area. The trees has significant wildlife value.

4. Background

- 4.1 The trees the subject of this Tree Preservation Order (TPO) are a group on land to the north of and adjacent to The Tweed, Tweed Lane, lfield. This land was formerly part of the garden of the Tweed and has been sold off as a residential plot for a single dwelling. There are a total of 10 individual trees comprising large, mature specimens of oak, ash and sycamore. T1, T2, T3, T4, T5 and T6 cover the eastern half of the site, the western half of the site is open with T7 - T10 located along the western boundary. The site is within the lfield Village Conservation Area. A copy of the TPO showing the location of the trees is attached to this report.
- 4.2 The TPO was made following receipt of a notification for tree works in a conservation area submitted under section 211 of the Town and Country Planning Act by the landowner. A site visit was undertaken and it was determined that the trees were of high amenity value. The Council therefore decided to protect the trees in order to allow tighter control over the works undertaken, to ensure their protection during any building works and to ensure replacements for any felled trees.
- 4.3 The provisional TPO was made on 15th September 2021 and remains provisionally in force for a period of six months (until 15th March 2022). If the TPO is confirmed the protection becomes permanent; if the TPO is not confirmed it ceases to have effect.
- 4.4 Since the making of the TPO, consent for the felling of T3 and T10 was granted under application reference CR/2021/0758/TPO in November 2021. T3 (oak) while in basically good health and condition and with some cohesive strength with the rest of the group, was suppressed by the adjacent trees and was obstructing the roof of the car port. It was therefore considered on balance that removing T3 and replacing it elsewhere within the site would enhance amenity in the long term. T10

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(ash) was located on the western boundary, growing out of the bank of the drainage ditch and was leaning considerably into the site. Following a closer inspection of the tree in connection to the above TPO application, the tree was considered to be a safety concern and its removal was considered justified with a condition requiring a replacement.

5. Notification/Consultation/Representation

5.1 A Council must, as soon as practicable after making a TPO and before it is confirmed, serve persons interested in the land and affected by the TPO a copy of the order and a prescribed notice. The Council served the owner(s)/occupiers(s) of the land and other interested parties a copy of the provisional TPO and notice. The following persons were served.

Owners and occupiers of the land:

- The owner/occupier, 75 Malthouse Road, Southgate, Crawley, RH10 6BQ

Owners and occupiers of adjoining land affected by the TPO:

- The owner/occupier, The Tweed, Tweed Lane, Ifield, Crawley, RH11 0NH
- The owner/occupier, 1 Tweed Cottages, Tweed Lane, Ifield, Crawley, RH11 0NH

5.2 The Council is required to consider any objections or representations made within 28 days of the date of the TPO. The notification period for objections ended on 20th October 2021. Confirmation of the TPO is required within six months of the date upon which it was provisionally made.

5.3 Three representations have been received; from the owner of the plot as well as the nearby neighbours at The Tweed and at 1 Tweed Cottages, all objecting to the TPO. The full objection letters are attached to this report as appendix A. The following reasons have been submitted for consideration.

Objections received from the owner of the land:

- T1 oak – numerous dead limbs overhanging public footpath, in need of deadwooding and removal of limbs in direct conflict with telephone cables.
- T3 oak – growing with a very uneven crown and has branches that frequently drag across the tiled roof of the existing car port.
- T5 ash – evidence of dieback highly visible and significant. This tree has a life expectancy of less than 10 years due to the presence of dieback; frequently sheds limbs. It will conflict with the new dwelling.
- T7 ash – evidence of dieback very visible as well as significant rot up to 400-500mm deep in one particular hole. Sheds limbs.
- T10 ash – this tree is now leaning significantly into our plot and poses a real threat. In strong winds this tree sways notably, with a very uneven crown, having dropped a large limb approx. 5 weeks ago. Ash dieback is very clear.

Objections received from the neighbours:

- The tree (T10) is growing out of the side of the bank of a drainage ditch [which] could lead the tree to sink into the ditch thus exacerbating the problem.
- The reinforced concrete floor of the workshop situated on the west side of the tree (T10) is evidencing an east to west crack in line with the tree.
- The tree (T10) is already suffering from ash dieback and is already shedding limbs in severe weather. Strong gale force winds cause the tree to sway
- Due to the position of these trees in relation to our garden we suffer from a large amount of shading in the latter half of the year.
- T2 is very much a concern as it is a very large double-trunked sycamore, very close to the boundary. There is a bough which overhangs our garden which could cause damage to the garage if it came down.

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6. Amenity Value/Assessment

- 6.1 Since the TPO was made, there have been a number of visits to the site and various works consented to the trees following a more thorough site inspection and to address concerns raised by the site owner and neighbours.
- 6.2 Works to T1 (oak) for the removal of damaged limbs overhanging the footpath have been granted under the emergency 5 Day Notice procedure (reference CR/2021/9013/5DN). Further surgery was consented under CR2021/0758/TPO to prune branches obstructing the telephone cables so the nuisance highlighted by the landowner has been addressed.
- 6.3 Consent to fell T3 (oak) was granted under CR/2021/0758/TPO with a condition to replant in a suitable location to be agreed with the Planning Department. It was considered that a replacement tree of better quality will offer greater amenity and enhance the character of the Conservation Area further in the longer term. This new specimen will be protected under the TPO – once the tree is planted the TPO will need modification to plot the new tree's location. This can be done by officers under delegated authority.
- 6.4 Works were consented to T5 (ash) for a crown lift and removal of deadwood under application CR/2021/0604/TPO as requested by the applicant (the landowner). The tree is showing signs of dieback although it could not be determined if this is due to ash dieback or other factors such as drought stress to which ash is susceptible. The tree is still considered to be worthy of retention and the works consented are considered to be sufficient to address the issues above. The planning application for the new dwelling at the plot (reference CR/2020/0693/FUL) identifies T5 for retention and clearly does not consider it to be a constraint to development.
- 6.5 Works were consented to T7 (ash) for a 3m reduction in height and lateral spreads under CR/2021/0758/TPO as requested by the applicant (the landowner). Upon inspection during the site visit in relation to the application, the tree was found to be in reasonably good condition with no major structural defects at the time of inspection. The tree is located at the edge of a drainage ditch and is either twin-stemmed or more likely two trees that have grown together and become conjoined at the base, one of the stems is positioned on the side of the bank of the drainage though this stem showed no signs of instability or subsidence. It is considered that the works permitted have addressed the issues expressed above.
- 6.6 Permission to fell T10 was granted under CR/2021/0758/TPO with a condition to replant a replacement in a suitable location to be agreed with the Planning Department. A replacement tree of better quality is considered to offer greater amenity and enhance the character of the Conservation Area further in the longer term. This new specimen will be protected under the TPO – once the tree is planted the TPO will need modification to plot the new tree's location. This can be done by officers under delegated authority.
- 6.7 The hornbeam (*Carpinus*) at the front of the plot referenced by the landowner is not covered by the TPO.
- 6.8 With regard to the objection on grounds of shading, trees can be pruned within reason (and subject to consent) to allow more light to pass through, however trees necessarily cause shade and there is no right to light in relation to trees. The fact that a tree is casting shade over a property should not automatically disqualify a tree from protection, in this case it is considered that the contribution that these trees make to the wider green amenity and character of the area far outweighs the negligible shading impact on neighbouring properties.
- 6.9 For the reasons set out above, it is considered that the substantive objections raised to the making of the TPO have been addressed through further consultation with the affected parties, including the granting of consent for some tree works. The TPO should be confirmed for amenity reasons.

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7. Implications

Human Rights Act 1998

7.1 The referral of this matter to the Planning Committee is in accordance with Article 6 of the Human Rights Act 1998, the right to a fair hearing, which is an absolute right. Those persons who made representations in objection to the TPO are entitled to attend the Planning Committee meeting and to make any further verbal representations at the meeting. The Planning Committee must give full consideration to any such representations.

7.2 *Article 8 and Article 1 of the First Protocol* – the right to respect for private/family life and the protection of property – also needs to be considered. These are qualified rights and can only be interfered with in accordance with the law and if necessary to control the use of property in accordance with the law and if necessary to control the use of property in accordance with the general interest. The recommended continued protection of these trees by confirming the TPO is considered to be in the general interest of the community and is considered to be both proportionate and justified.

Planning legislation

7.3 The law relevant to the protection of trees is set out in Part VIII of the Town and Country Planning Act 1990 as amended and the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

8. Background Papers

8.1 The Crawley Borough Council Tree Preservation Order The Tweed - 06/2021

Application CR/2021/0758/TPO – Officer Report and Photographs – see planning register <https://planningregister.crawley.gov.uk/Planning/Display/CR/2021/0758/TPO#>

Application CR/2021/0604/TPO – Officer Report and Photographs - see planning register <https://planningregister.crawley.gov.uk/Planning/Display/CR/2021/0604/TPO#>

Application CR/2020/0693/FIL – Application Plans and supporting details – see planning register <https://planningregister.crawley.gov.uk/Planning/Display/CR/2020/0693/FUL#>

Contact Officer: Russell Spurrell
Direct Line: 01293 438033
Email: russell.spurrell@crawley.gov.uk

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SCHEDULE

SPECIFICATION OF TREES

Trees Specified Individually (encircled in black on the map)

Reference on Map	Description	Situation
T1	English oak	Grid Ref: TQ-24932-38127
T2	sycamore	Grid Ref: TQ-24924-38131
T3	English oak	Grid Ref: TQ-24924-38124
T4	English oak	Grid Ref: TQ-24914-38123
T5	Common ash	Grid Ref: TQ-24911-38131
T6	sycamore	Grid Ref: TQ-24906-38133
T7	Common ash	Grid Ref: TQ-24885-38133
T8	English oak	Grid Ref: TQ-24881-38128
T9	English oak	Grid Ref: TQ-24883-38122
T10	Common ash	Grid Ref: TQ-24883-38117

Groups of Trees (within a broken black line on the map)

Reference on Map	Description	Situation
NONE		

Woodlands (within a continuous black line on the map)

Reference on Map	Description	Situation
NONE		

Reference to an Area (within a dotted black line on the map)

Reference on Map	Description	Situation
NONE		

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**Tree Preservation Order No 06/2021
The Tweed**

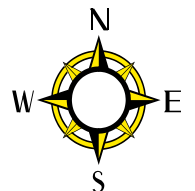
The scale shown is approximate and should not be used for accurate measurement.

**Clem Smith
Head of Economy and Planning Services**

Scale 1:1250

Date 24/01/2022

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Appendix A (Report PES/396) - Representations Received

From Landowner (Sent 18 October 21)

Dear Mr Spurrell,

Please see below our responses to the TPO placed on the trees on nest to the Tweed.

We firstly would like to point out that we heard nothing from CBC until the 16/9/21, which was the very day that this TPO was placed, despite the application being received and registered on 9/8/21.

You will also note that on Monday 4/10/21 a very large oak tree fell across the power lines to the rear of our plot and UKPN have had to carry out emergency works to make safe.

We now consider our proposals urgent due to the number of broken damaged limbs suspended directly over a public footpath, as well as numerous dead limbs in the oak tree T1 on the map (Clive Mayhew arb report) which has the telephone cables passing immediately through the crown.

We object the TPO being applied to various trees on the site, and having had an extensive arboricultural report carried out by The Mayhew Consultancy in October 2020 believe that it should not apply to the following trees.

I quote all tree numbers from the Mayhew consultancy map.

T1 Oak, numerous dead limbs overhanging a public footpath, in need of deadwooding, and removal of limbs in direct conflict with the telephone cables to Tweed cottages.

T3 Oak, this has been classified in the Mayhew report as a grade c tree, with a life expectancy of less than 10 yrs, is growing with a very uneven crown and has limbs that frequently drag across the tiled roof of the existing carport. We have applied to remove this tree. By removing this tree T2 & T4 should thrive.

T5 Ash, evidence of dieback highly visible and significant. This tree has a life expectancy of less than 10yrs due to the presence of dieback, frequently it sheds limbs. It will conflict with the new dwelling. We have applied to remove this tree.

T7 Ash, evidence of dieback very visible, as well as significant rot up to 400-500 mm deep in one particular hole at approx head height. Sheds limbs.

T10 Ash, this tree is now leaning significantly into our plot and poses a real threat.

In strong winds this tree sways notably, with a very uneven crown, it dropped a large limb approx 5 weeks ago and ash dieback is very clear.

When we discussed this tree after you placed the TPO, you were in agreement that it was leaning significantly into the plot and did pose a threat, even more so once the proposed dwelling is built. It has also caused a significant crack in the concrete base of [neighbour's] shed to the rear. The Mayhew consultancy regard this as a class C tree. We have applied to remove this tree.

We are happy to replace the trees we propose to remove, sorbus aucuparia would be a viable alternative and can accommodate them off site in [neighbour's] land too.

There are also significant damaged limbs caught up in the Carpinus to the front of our plot, one in particular has snapped off and is hung up, whilst there are other dead standing stems which pose a threat. Tweed Lane is itself a public footpath and we feel it is now urgent that this is dealt with very soon. Doing nothing for several more weeks is not an option, people and property could be injured or damaged if limbs were to fall.

I posted the 'works to TPO trees' paperwork on September the 17/9/21, in the drop box at the front of the CBC building. Yet I heard nothing until today from one of your colleagues saying that the paperwork had just landed on her desk (Mandy Graves). I have made phone calls and left messages but none have been returned.

We hope this situation can be dealt with urgently and not just ignored until the last day.

Action is required urgently as we approach winter and the weather worsens.

I look forward to your prompt reply.

Yours faithfully

From Neighbour

Sent: 13 October 2021 20:30

To: Trees, Protected <[ProtectedTrees@Crawley.gov.uk](mailto:ProtectedTrees@ Crawley.gov.uk)>

Subject: Provisional Tree Preservation Order No 06/2021

Dear Russell,

Further to your visit to The Tweed and your letter dated 15th September, we are writing to set out our objections to a TPO being placed on the common ash ref T10 on the plan enclosed with your letter. You will recall at the time of your visit on 15th September, we discussed the state of the tree and we pointed out the following issues:

1. The tree is growing out of the side of the bank of a drainage ditch and you commented that such a position could lead to the tree sinking further into the ditch thus exacerbating the existing lean.
2. We drew your attention to the fact that strong gale force winds cause the tree to sway into the existing lean such that the trunk, when measured at 1.5m above ground, moves by approx. 5cm.
3. The reinforced concrete floor of the existing wooden workshop situated on the west side of the tree is evidencing an east west crack directly in line with the tree.
4. The tree is clearly suffering from ash die back and is already shedding limbs in severe weather.

In view of the above, you concluded that the tree was not a worthy specimen and is already in a dangerous condition. We are therefore following your advice and writing to you setting out our objections to the TPO and requesting permission to fell the tree.

In view of the 20th October deadline stated in your letter of 15th September, would you be kind enough to acknowledge receipt of this email.

Kind regards

From Neighbour

Sent: 18 October 2021 15:34

To: Trees, Protected <ProtectedTrees@ Crawley.gov.uk>

Subject: The Crawley Borough Council The Tweed Tree Preservation Order No.06/2021

I am writing regarding the proposed TPOs on land adjacent to our property at 1 Tweed Cottages, Tweed Lane, Ifield, Crawley.

My comments/objections are as follows:

Tree nos. T3, T5, T6, T7

Due to the position of these trees in relation to our garden we suffer from a large amount of shade in the latter half of the year, so I see no reason why these trees cannot be topped, if necessary, without any detriment to them. In fact T5 is suspected to have Ash die-back.

T2 is very much our concern as it is a very large double-trunked Sycamore very close to the boundary. In fact there is a bough which overhangs our garden which could do damage to our garage if it came down.

Regards

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