

**REFERENCE NO: CR/2018/0861/TPO**

**LOCATION:** [ROADSIDE OF LEICESTER COURT, NEWBURY ROAD, POUND HILL, CRAWLEY](#)  
**WARD:** Pound Hill South and Worth  
**PROPOSAL:** G1 SYCAMORES- REMOVE TREES (TAG NOS. 0867,0868, 0865, 0866, 0870, 0871, 0872, 0878) TO ALLOW REMAINING TREES TO DEVELOP FULLY.

LIFT CROWNS OF REMAINING TREES TO GIVE 2.5M OVER GROUND

**TARGET DECISION DATE:** 14 January 2019

**CASE OFFICER:** Mr R. Spurrell

**APPLICANTS NAME:** Crawley Borough Council

**AGENTS NAME:**

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**PUBLICITY:**

A site notice was displayed - no responses have been received in relation to the application.

**REASON FOR REPORTING TO COMMITTEE:**

The application is for works to trees managed by Crawley Borough Council.

**THE APPLICATION SITE:**

The trees the subject of this application are located on the southern boundary of Leicester Court and provide a landscaped screen to Turners Hill Road. They are within a belt of mature sycamore approximately 20 stems in total planted 2 - 3 stems thick which provide a screen between the road and flats in Leicester Court.

**PLANNING HISTORY:-**

CR/2001/0446/TPO – FELL CYPRESS (T2)

CR/2001/0299/TPO – REMOVAL OF SINGLE BRANCH EXTENDING ACROSS THE OPEN AREA TOWARDS REAR OF LEICESTER COURT FROM SYCAMORE WITHIN G1. GENERAL MANAGEMENT OF TREES WITHIN G1 AND TREES T1 &T2

**PLANNING POLICY:-**

TPO REF: 16.08.35, TPO NUM: G1

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 trees and the level of amenity that they provide within the surrounding area.

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Contribution to public visual amenity	Good – the trees form a screen between Leicester Court and Turners Hill Road.
Estimated remaining contribution	40-100 yrs
Are works justified?	Yes

The trees are located within the communal area of Leicester Court along the boundary with Turners Hill Road. The trees have been densely planted several rows deep and have now grown to a reasonable size and height, as such they are cutting out a considerable amount of light from the adjacent flats and many of the trees have developed a lean towards the building in order to compete for light etc. The trees to be removed are those nearest the flats and those that are in somewhat compromised condition, the works will not have a significant effect on amenity as there will still be sufficient screening provided from the remaining trees however the works should allow more light into the flats. It is not considered necessary or appropriate to replant as the remaining specimens will have space to grow.

The crown lifting is required in order to facilitate the replacement of the boundary fence which is in very poor condition.

**RECOMMENDATION RE: CR/2018/0861/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.



# ArcGIS Web Map

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