

REFERENCE NO: CR/2019/0211/TPO

LOCATION: [MEMORIAL GARDENS, THE MARTLETS PLAY AREA REAR OF HALIFAX BANK, NORTHGATE, CRAWLEY](#)

WARD: Northgate & West Green

PROPOSAL: T1 OAK - FELL. REPLACE WITH LIME TREE

TARGET DECISION DATE: 16 May 2019

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

PUBLICITY:-

A site notice was displayed.

REPLIES RECEIVED:-

Three objections have been received from members of the public objecting to the proposed works for the following reasons:

- The tree is being felled for 'financial gain'
- Removal of the tree will have a negative impact on amenity and wildlife

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PLANNING HISTORY:-

NONE

PLANNING POLICY:-

TPO REF: 16.06.19, TPO NUM: T2

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.

Contribution to public visual amenity	Good – The mature Oak forms part of the line of trees that runs along the southern boundary of Memorial Gardens and partially screen County Mall from views from the north.
Estimated remaining contribution	Less than 10 years
Are works justified?	Yes

The tree is located in the south west corner of Memorial Gardens adjacent to the play area. The tree appears to be infected with some sort of canker, (possibly Hypoxylon Canker), which is causing the bark and cambium to die (bark and cambium necrosis). This will be likely to lead to crown dieback and the decline of the tree. It should be noted that Hypoxylon Canker tends to infect trees that are already stressed and in decline and is therefore an indicator that the tree is in poor health. The infection would be likely to accelerate the trees decline. The tree also has a cavity which extends beneath the entire base and the buttress roots also appear to be compromised. Due to the tree being located in a well used public area, it is considered justified to remove the tree for safety reasons and for it to be replaced.

It is considered acceptable to replace the Oak with a Lime tree, as this would extend what is an existing line of Lime trees that run along this southern boundary of Memorial Gardens to its western boundary and in time would provide amenity to compensate for the tree to be removed.

RECOMMENDATION RE: CR/2019/0211/TPO

Consent – subject to the following conditions:

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.
3. Within 12 months of the felling of the tree, the owner of the land shall plant a Lime tree, at a location as close to the felled tree as practical. The tree shall be not less than nursery standard size and conform to British Standard 3936: Nursery Stock Specification. In the event that the tree dies within five years following such planting, it shall be replaced with a similar tree in a similar position during the next planting season.
REASON: In the interests of the amenity of environment of the locality in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.



ArcGIS Web Map

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