

REFERENCE NO: CR/2019/0415/TPO

LOCATION: [LAND TO REAR OF 35 & 35A WESTFIELD ROAD, WEST GREEN, CRAWLEY](#)
WARD: West Green
PROPOSAL OAK - REMOVE SMALLER SUPPRESSED STEM ON EASTERN SIDE.
:

TARGET DECISION DATE: 15 August 2019

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME:

REASON FOR REPORTING TO COMMITTEE:-

CBC is the applicant and landowner

PUBLICITY / NOTIFICATION:-

The application is advertised via a site notice. To date, no representations have been received.

PLANNING HISTORY:-

CR/2015/0500/TPO - OAK - REDUCE LEAF VOLUME BY 25% -30% VIA REDUCTION AND THINING, REMOVE DEADWOOD AND REMOVE ALL LOWER EPICORMIC GROWTH TO THE LOWER CANOPY CROWN BREAK (APPROX 4 M)

The tree is protected under the Tree Preservation Order No: 16.12.28, TPO NUM: T1

PLANNING POLICY:-

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.

OAK - REMOVE SMALLER SUPPRESSED STEM ON EASTERN SIDE.

Contribution to public visual amenity

Excellent – a very prominent tree with fine form and strong amenity

Estimated remaining contribution 100+ yrs

Are works justified? Yes

The tree is located on land owned by CBC to the rear of 35 and 35a Westfield Road.

The tree has a large main stem which supports approx. 80% of the crown, the smaller stem on the eastern side is heavily suppressed and supports the remaining 20% of total crown volume. This suppressed stem has two limbs which both extend to the east, the uppermost limb has a hazard beam (horizontal split) near the union and there is also decay in the main stem associated with an old pruning wound adjacent to this. The limb therefore requires removal for safety reasons.

However, the removal of just this limb would leave the limb below susceptible to continued decay and would leave a large and conspicuous gap in the crown of the tree which is considered would appear unsightly and detrimental its visual amenity.

It is therefore considered that the entire stem should be removed as this would in fact have less of a negative impact on the appearance of the tree. After 2-3 years once the tree has recovered the crown can then be pruned and balanced. The suppressed stem contributes relatively little to the overall crown and its removal will not therefore have an overly negative impact on the tree's amenity or health, the works are therefore considered justified.

RECOMMENDATION: CR/2019/0415/TPO

Delegation to the Head of Economy and Planning to await the expiry of the consultation period (site notice) on 25th July 2019 with a view to granting 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.



ArcGIS Web Map

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