

REFERENCE NO: CR/2020/0327/TPO

LOCATION: [FOOTPATH ALONG EASTERN BOUNDARY OF SEYMOUR PRIMARY SCHOOL AND WEST OF BUCKINGHAM COURT, BROADFIELD, CRAWLEY](#)
WARD: Broadfield
PROPOSAL: OAK, HAZEL, BIRCH, HAWTHORN & CHERRY - REMOVE LEANING TREES OVER FOOTPATH & THIN UNDER GROWTH TO ALLOW DETAILED INSPECTION OF TREES. MIXED BROADLEAVES - CROWN LIFT TO 2M FROM GROUND LEVEL TO CLEAR FOOTPATH. COPPICE - HAZEL

TARGET DECISION DATE: 10 August 2020

CASE OFFICER: Mr R. Spurrell

APPLICANT'S NAME: Mr James Ireland

AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
118400		Tree Plan (118400) .pdf

REASON FOR REPORTING TO COMMITTEE:-

CBC is the applicant.

PUBLICITY AND RESPONSES

The proposed tree works were advertised via display of a site notice. No responses were received.

THE APPLICATION SITE:

- 1.1 The application site relates to a belt of trees which extend north / south along a footpath which separates Seymour Primary School from Buckingham Court. The trees are somewhat overgrown and do not appear to have had recent maintenance.

PLANNING HISTORY:-

- 2.1 One record of past works under reference CR/2009/0367/TPO - OAKS X4 LIFT CROWNS BY 4.5M ABOVE GROUND LEVEL (AMENDED DESCRIPTION). These works were to oaks along the footpath just to the west of 11 Buckingham Court.

PLANNING POLICY:-

- 3.1 The trees are protected under the Crawley Borough 'Broadfield North School' Tree Preservation Order confirmed in 1987 (REF: 16.13.05, Number A3 (several species of Oak, Birch, Holly, Hazel and Hawthorn)).
- 3.2 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.
- 3.3 National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

- 3.4 The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

PLANNING CONSIDERATIONS:-

- 4.1 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.
- 4.2 The works proposed are: OAK, HAZEL, BIRCH, HAWTHORN & CHERRY - REMOVE LEANING TREES OVER FOOTPATH & THIN UNDER GROWTH TO ALLOW DETAILED INSPECTION OF TREES.
MIXED BROADLEAVES - CROWN LIFT TO 2M FROM GROUND LEVEL TO CLEAR FOOTPATH.
COPPICE - HAZEL

Contribution to public visual amenity Good – trees form an important screen between the footpath and residential flats and the adjacent school

Estimated remaining contribution 100+ yrs

Are works justified? Yes

- 4.3 The works are required for safety reasons as there are few trees that are leaning excessively over the footpath to the point that the footpath is being obstructed, it is considered appropriate that the leaning trees are removed and their loss would not have a harmful impact on the visual amenity of the tree belt. The crowns of the other trees along the footpath are also very low and require crown lifting to allow adequate clearance for pedestrians, these works are considered reasonable. It is also proposed to re-coppice the Hazel which is a common form of management for the species.
- 4.4 The undergrowth also requires some clearance in order to allow thorough assessment of the larger trees the bases of which are largely obscured. Although a lot of the undergrowth screening will be lost, this is considered necessary in order to inspect the larger trees within the row to ensure these are healthy and stable and to ensure the safety of the pedestrians using the adjoining footpath.
- 4.5 There will be some loss of amenity due to the proposed loss of the leaning trees and the clearance works but on balance this is considered justified as the integrity of the tree belt would be retained and regrowth will occur to infill the gaps.

RECOMMENDATION RE: CR/2020/0327/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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