

**REFERENCE NO: CR/2019/0902/TPO**

**LOCATION:** [AMENITY LAND TO THE FRONT OF 79/81/83 WORTH ROAD, POUND HILL, CRAWLEY](#)  
**WARD:** Pound Hill South and Worth  
**PROPOSAL:** OAK - REDUCE HEIGHT AND CROWN RADIUS BY 2.5M TO APPROPRIATE GROWTH POINTS (AMENDED DESCRIPTION)

**TARGET DECISION DATE:** 7 February 2020

**CASE OFFICER:** Mr R. Spurrell

**APPLICANT'S NAME:** Crawley Borough Council  
**AGENT'S NAME:**

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**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
CBC0001		Tree Plan 052404

**REASON FOR REPORTING TO COMMITTEE:-**

CBC is the applicant.

**PUBLICITY AND RESPONSES:-**

The application was advertised by site notice and letters sent to nearby residents at 79, 81 and 83 Worth Road. No responses were received.



## **THE APPLICATION SITE:-**

- 1.1 The oak tree is located on a strip of CBC owned amenity land in front of numbers 79, 81, and 83 Worth Road. It forms one of 12 mature specimens and 3 groups of trees along the northern side of the road and contribute to the tree lined character of this section of the street. It is immediately west of another oak which is being considered for works under application CR/2020/0903/TPO (also on this agenda).

## **PLANNING HISTORY:-**

- 2.1 None

## **PLANNING POLICY:-**

- 3.1 The tree is protected by the Worth Road, Pound Hill Tree Preservation Order ref: 01/2016 and is identified as T6. As stated above this is one of 12 individual specimens and 3 groups of trees along the northern side of the road protected by this order
- 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, the National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas, and, the Council's Green Infrastructure Supplementary Planning Document (2016) (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 tree and the level of amenity that it provides within the surrounding area.
- 4.2 The application sought to fell the tree. The reasons for wanting to fell the tree were the concerns about its safety due to its condition and it's the close proximity to the buildings, the footpath/road, overhead cables and because cars are being parked under its canopy. The condition of the tree is stated as having bulges in the trunk, old pruning wounds, raised roots and buttressing, and it has collybia fusipes fungi that affects the roots.
- 4.3 The applicants have also produced Resistograph tests for the buttress roots.
- 4.4 OAK - REDUCE HEIGHT AND CROWN RADIUS BY 2.5M TO APPROPRIATE GROWTH POINTS (AMENDED DESCRIPTION)
- |                                       |  |
|---------------------------------------|--|
| Contribution to public visual amenity | Good – a nice, large and attractive tree with strong amenity |
| Estimated remaining contribution      | 20-40 yrs  |
| Are works justified?                  | Yes  |
- 4.5 The tree is infected with Collybia fusipes which is a fungal decay pathogen of oak which can affect the sapwood portion of the root, compromising their ability to transport water and nutrients though it is rarely found to compromise the structural integrity of the roots and tree failure due to this fungus (when in isolation) is thought to be rare though it is not unknown.
- 4.6 The crown is full and appears healthy and on inspection (inspected twice this year in April and October,) of the main buttress roots found no signs of significant decay. Furthermore a Resistograph test carried out by the Amenity Services Arb Team suggests that the buttress roots are likely to be sound and do not appear to show any significant decay apart from 'buttress south' which shows a drop in feed resistance at approx. 20cm drilling depth indicating an area of degraded wood.

- 4.7 The application originally requested for the tree to be removed, however this is a significant tree with important amenity value and it is considered it should be retained if possible. The amenity of this tree is especially important taking into consideration the recommendation to remove the oak tree beside it (CR/2020/0903/TPO which is also being considered by the planning committee), that will have a harmful impact upon amenity until the replacement tree matures.
- 4.8 It is considered on balance, that the condition of the tree together with the Resistograph results justifies a 2.5m crown reduction and not it's felling. This would be a more proportional level of works and would allow the retention of the tree and its amenity in the longer term given its importance in the street scene.
- 4.9 It is accepted however that the condition of trees can change rapidly and this tree should be monitored frequently for any change in its condition/vitality and its viability for retention should be the subject of ongoing review.

**RECOMMENDATION RE: CR/2019/0902/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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