

REFERENCE NO: CR/2021/0766/TPO

LOCATION: [REAR OF 10 GRAVENEY ROAD, MAIDENBOWER, CRAWLEY](#)
WARD: Maidenbower
PROPOSAL: 9972 OAK - REMOVAL OF LOWER STEM GROWTH UP TO CROWN BREAK
(AMENDED DESCRIPTION)

TARGET DECISION DATE: 14 December 2021

CASE OFFICER: Mr R. Spurrell

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

PLANS & DRAWINGS CONSIDERED:-

| Drawing Number | Revision | Drawing Title |
|----------------|----------|---------------|
| 168400 | | Tree Plan |

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PLANNING HISTORY:-

- 1.1 The tree is protected by the Maidenbower Number 1 Tree Preservation Order 1990 (P 16.15.09), tree number T2 – oak.

PLANNING POLICY:-

- 2.1 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.
- 2.2 National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.
- 2.3 The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

PLANNING CONSIDERATIONS:-

- 3.1 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.
- 3.2 The tree is located on Maidenbower Lane, adjacent to the rear boundary of 10 Graveney Road.

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|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contribution to public visual amenity | Good – the tree is part of a line of trees that runs along Maidenbower Lane from Mayes Close northwards and is important for its amenity value for the users of right of way and to screen the rear gardens of the adjoining houses to the east. |
| Estimated remaining contribution | 100+ years |
| Are works justified? | Yes |

3.3 The tree has some low epicormic growth on the stem which is encroaching into the garden of 10 Graveney Road. The works proposed (removing lower stem growth) are very minor and are considered to have little to no impact on the health or amenity of the tree. The works would improve light levels and reduce the sense of encroachment into the relatively small garden of 10 Graveney Road.

3.4 The proposed works are considered justified.

RECOMMENDATION RE: CR/2021/0766/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.

