

REFERENCE NO: CR/2022/0034/TPO

LOCATION: [8 HAVERSHAM CLOSE, THREE BRIDGES, CRAWLEY](#)

WARD: Three Bridges

PROPOSAL: T1 SYCAMORE: FELL SECONDARY SUCKER GROWTH & SMALLER STEM (CIRCA 50 - 75MM) ENCROACHING GARAGE & CAR PARKING AREA. CROWN SPREAD OF TREE TO REMAIN UNAFFECTED.
T2 SYCAMORE: LATERAL PRUNE SOUTH ASPECT OVER PROPERTY BY APPROX. 1.5M TO APPROPRIATE GROWTH POINTS TO ENSURE MINIMUM OF 2M CLEARANCE FROM HOUSE. REMAINING CROWN SPREAD OF APPROX. 3M.
T3 OAK: CROWN REDUCE BY APPROX. 2M TO APPROPRIATE PRUNING POINTS. FINAL HEIGHT OF APPROX. 10M & CROWN SPREAD OF APPROX. 5M ON ALL ASPECTS

TARGET DECISION DATE: 14 March 2022

CASE OFFICER: Mr R. Spurrell

APPLICANT'S NAME: Burgess

AGENT'S NAME: County Tree Surgeons Ltd

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC 0001		Tree Sketch Plan

REASON FOR REPORTING TO COMMITTEE:-

The applicant is a councillor.

PLANNING HISTORY:-

1.1 The relevant Tree Preservation Order (TPO) is 'Three Bridges Road Number 4' confirmed in 1989 (TPO ref: 16.10.13, TPO tree numbers T3 & T4 (sycamores identified as T1 & T2 on this application)

1.2 Various tree works have been consented since the order was confirmed:

CR/2015/0621/TPO – T1 sycamore - reduce height by 3m and prune south facing canopy over drive by 2m; T2 Norway maple - reduce height by 3m and prune south facing canopy over garage by 2m; T3 sycamore - reduce height by 3m and prune south facing canopy to give 1m clearance from building; T4 sycamore - reduce height by 3m and prune south facing canopy to give 1m clearance from building; T5 Norway maple - reduce height by 3m and prune south facing canopy over garden by 2m; T6 oak - reduce eastern canopy by 2m.

CR/2009/0200/TPO – 2 x sycamore, 2 x maple, 1 x sycamore and 1 x oak (non TPO) - reduce height and spread by 2m.

CR/2001/0696/TPO – T3 sycamore - crown reduction of 25%, removal of low twiggy growth & deadwood. T4 & T5 sycamore & maple - reduce laterals growing towards & over the house by 50%,

a light crown thinning & removal of all deadwood. T6 Norway maple - light crown thinning & removal of all deadwood.

CR/1998/0025/TPO – reduce branches of Norway maple (T6) overhanging 113 Three Bridges Road.

CR/1996/0554/TPO – lop branches of sycamore which are near to or overhanging property.

PLANNING POLICY:-

- 2.1 This application for works 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 trees and the level of amenity that they provide within the surrounding area.
- 3.2 The following works are applied for:
 - T1 sycamore: fell secondary sucker growth & smaller stem (circa 50 - 75mm) encroaching garage & car parking area. Crown spread of tree to remain unaffected.
 - T2 sycamore: lateral prune south aspect over property by approx. 1.5m to appropriate growth points to ensure minimum of 2m clearance from house. Remaining crown spread of approx. 3m.
 - T3 oak: crown reduce by approx. 2m to appropriate pruning points. Final height of approx. 10m & crown spread of approx. 5m on all aspects.
- 3.3 Contribution to public visual amenity Good – trees form an important screen between the residential development in Haversham Close and Three Bridges Junior School.

Estimated remaining contribution 100+ yrs

Are works justified? Yes
- 3.4 The trees are located on the applicant's northern boundary between the property and Three Bridges Junior School.
- 3.5 T1 has a secondary stem growing out of the base at an angle which is encroaching onto the garage and obstructing the adjacent car parking space, this stem therefore requires removal to abate the nuisance. The removal of this stem will have no detrimental impact on the health or amenity of T1.
- 3.6 The crown of T2 is encroaching onto the house and will soon begin to contact the roof and guttering. These branches require clearance pruning to give adequate separation from the house. Similar works were granted in 2015 and the repeat works are therefore overdue. The works will have a minimal impact on tree health and amenity and are therefore justified.
- 3.7 The oak T3 is not covered by the TPO, however it has been kept in the application description for completeness. The tree is very suppressed by the adjacent tree and has grown at an irregular angle

and is overhanging the neighbouring property considerably. The tree therefore requires pruning in order to reduce end-weight and mitigate the risk of the tree falling.

RECOMMENDATION RE: CR/2022/0034/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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