

REFERENCE NO: CR/2022/0517/TPO

LOCATION: [AMENITY LAND ADJACENT TO 65 GRATTONS DRIVE, POUND HILL, CRAWLEY](#)
WARD: Pound Hill North & Forge Wood
PROPOSAL: 1814 OAK - CROWN REDUCTION BY 1.5 METRES TO APPROPRIATE GROWTH POINTS. REMOVAL OF BASAL/EPICORMIC GROWTH.
1815 OAK - CROWN REDUCTION BY 1.5 METRES TO APPROPRIATE GROWTH POINTS. REMOVAL OF BASAL/EPICORMIC GROWTH.
1816 OAK - CROWN REDUCTION BY 1.5 METRES TO APPROPRIATE GROWTH POINTS.
1818 OAK - FELL
1817 OAK - FELL

TARGET DECISION DATE: 25 October 2022

CASE OFFICER: Mr R. Spurrell

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

PLANS & DRAWINGS CONSIDERED:-

| Drawing Number | Revision | Drawing Title |
|----------------|----------|---------------|
| CBC 0001 | | Tree Plan |

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PUBLICITY/NOTIFICATION:-

As the Council is the applicant notification is required by way of a site notice. A site notice was affixed to one of the trees during the site visit. At the time of preparing this report, no responses had been received. The consultation period for comments expires on 3rd November 2022.

PLANNING HISTORY:-

- 1.1 No history of tree works.
- 1.2 The trees are protected under Tree Preservation Order Reference: 16.07.04 Milton Mount Number 1 served in 1964. The trees are part of area W1.

PLANNING POLICY:-

- 2.1 This application must be considered in the context of the following legislation:
 - 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.
 - Green Infrastructure Supplementary Planning Document (2016) produced to accompany the current adopted Local Plan and is a non-statutory document.

PLANNING CONSIDERATIONS:-

- 3.1 The determining issues in this application are the effect of the proposed works on the health, character and appearance of the trees and the level of amenity that they provide within the surrounding area.
- 3.2 The trees form a group of 5 oaks located on Council-owned amenity land to the south of 65 Grattons Drive and to the east of Grattons playing field. It is considered that the trees overall make a good contribution to public visual amenity and make an important contribution to the green and well landscaped character of the area, with the exception of tree 1817 which is almost completely dead.
- 3.3 The life expectancy of 3 trees (1814, 1815 and 1816) is 100+ years. Tree 1817 is dead and tree 1818 is infected with decay fungus and is in decline.
- 3.4 Trees 1814, 1815 and 1816 require containment pruning as they are overhanging the neighbouring property, 65 Grattons Drive, and causing a nuisance. Another reason for the works to these trees is to reduce the wind loading on them following the removal of trees 1817 and 1818. It is considered that the works to trees 1814, 1815 and 1816 would have a negligible impact on tree health and amenity and are therefore justified.
- 3.5 Tree 1817 is 90% dead and therefore requires removal and replacement.
- 3.6 Tree 1818 is also in decline and is infected with Ganoderma Resinaceum which has caused extensive decay/hollowing at the base and the safety of the tree is now in question. Furthermore, the crown is also showing signs of decline. It is considered that given the tree is located in a high target area (as it is amenity land and there could be risk to the general public) and its declining condition, in this case its removal is justified provided a replacement is planted.
- 3.7 The replacement of 1817 and 1818 will allow the new trees to become established and will likely be mature by the time the remaining trees 1814, 1815 and 1816 require removal and replacement, in this way the tree cover and amenity can be more effectively retained in the long term.

RECOMMENDATION RE: CR/2022/0517/TPO:-

Delegate the decision to CONSENT to the Head of Economy and Planning, to await the expiry of the consultation period on 3rd November, 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.
3. Within 12 months of the felling of Oak trees 1817 & 1818, the owner of the land shall plant 2 no. Oak trees, in a location as close to the felled trees as practical. The trees shall be not less than nursery standard size and conform to British Standard 3936: Nursery Stock Specification. In the event that the trees die within five years following such planting, they shall be replaced with similar trees in a similar position during the next planting season.
REASON: In the interests of the amenity of environment of the locality in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.



ArcGIS Web Map

N
Crawley Borough Council
Town Hall, The Boulevard,
Crawley, West Sussex,
RH10 1UZ
Tel: 01293 438000

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