

REFERENCE NO: CR/2017/1019/TPO

LOCATION: [LAND ADJACENT TO THE MUSEUM, THE TREE, 103 HIGH STREET, NORTHGATE, CRAWLEY](#)
WARD: Northgate
PROPOSAL: T16.6.9A - HORSE CHESTNUT: REMOVE FOR SAFETY REASONS
T16.6.9T2 - HORSE CHESTNUT: REDUCE BY UP TO 1.5M ALL ROUND IN ACCORDANCE WITH BS3998 2010 AND CARRY OUT RESISTANCE TEST EVERY 18 MONTHS TO MONITOR CONDITION

TARGET DECISION DATE: 30 January 2018

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: CRAWLEY BOROUGH COUNCIL
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

0001, Tree Plan

REASON FOR REPORTING TO COMMITTEE:

CBC is the applicant

CONSULTATION:

The application was advertised by a site notice

REPLIES RECEIVED:

Two written representations were received from the same member of the public objecting to the application for the following reasons:

- Tree is part of heritage
- Trees need a trim but are not a safety risk

The objector has been contacted and the reasons for the removal of the tree were explained, he was also reassured that a replacement tree would be provided.

PLANNING HISTORY:

- 1.1 The trees were protected in 1988 under Order Reference P16.6.9 'The Crawley Borough (The Tree) Tree Preservation Order 1988
- 1.2 The trees are sited in front of 'The Tree', this building is a Grade II listed building recently extended with permission to be used as museum.

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 trees and the level of amenity that they provide within the surrounding area.
- 3.2 T16.6.9a – Horse Chestnut: remove for safety reasons

Contribution to public visual amenity	Excellent – this is a very prominent tree in the street scene with significant social importance
Estimated remaining contribution	<10 yrs – tree is infected with bleeding canker and resistograph tests reveal that the tree is unsound
Are works justified?	Yes
- 3.3 The tree is located on the footpath of The Boulevard adjacent to 'The Tree', 103 High Street (the specimen closest to the High Street). The tree is infected with *Pseudomonas syringae* pv. *aesculi*, a bacterial canker that is causing bleeding from the stem and branches as well as bark lesions. This infection causes crown dieback which in the case of this tree is significant and will eventually result in the death of the tree. The resistograph results also show that the wood is degraded and of insufficient density and therefore could fail. It is considered that the tree should therefore be removed on safety grounds, the tree being located on a pavement and adjacent to a public (listed) building. It is proposed to be replaced with a Hornbeam as this is considered a more suitable species for the site.
- 3.4 T16.6.9 T2 – Horse Chestnut: reduce by 1-1.5m all round in accordance with BS3998 2010 and carry out resistance test every 18 months to monitor condition

Contribution to public visual amenity	Excellent – this is a very prominent tree in the street scene with significant social importance
Estimated remaining contribution	20-40 years
Are works justified?	Yes
- 3.5 The tree is located on the footpath of The Boulevard adjacent to 'The Tree', 103 High Street. The tree is infected with *Pseudomonas syringae* pv. *aesculi* though not as severely as the other tree. The works are required in order to safely manage and retain the tree for as long as possible. The regular resistograph tests which involves making a drill hole into the tree will enable the applicant monitor the tree's condition.

CONCLUSION:

- 4.1 These two trees provide significant amenity value and provide a setting to the listed building behind.
- 4.2 The removal of Horse Chestnut T16.6.9a is regrettable but unavoidable as its poor condition precludes it from being retained. It is considered that the replacement Hornbeam would be of reasonable size and would have instant impact making a good contribution to the green amenity as soon as it is planted.

- 4.3 The second horse chestnut is also in decline and the proposal is to manage this trees condition. The works would allow this tree to retain some amenity in the short term.
- 4.4 The approach proposed by the applicants allows for the unsafe tree to be removed and its replacement established while managing the decline of the second tree, this is considered the best course of action to protect the visual amenity of the area and the setting for the listed museum.

RECOMMENDATION RE: CR/2017/1019/TPO

Consent – subject to the following conditions:

1. This consent (with the exception of the resistance testing) 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 the tree which shall include the removal of the stump and as much root material as practical, the owner of the land shall plant a Hornbeam tree, in the same location as the felled tree. The tree shall be not less than 25cm in girth and conform to British Standard 3936: Nursery stock specification. In the event that the tree dies within five years following such planting, it shall be replaced with a similar tree 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



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