

LOCATION: [64 PEARSON ROAD, POUND HILL, CRAWLEY](#)
WARD: Pound Hill South and Worth
PROPOSAL: T1 OAK - FELL
TARGET DECISION DATE: 15 November 2023
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 Location Plan

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PUBLICITY / NOTIFICATION:-

- 1.1 As CBC is the applicant, notification is required by way of a site notice. The consultation expiry period ended on 24th November 2023. No representations have been received.

PLANNING HISTORY:-

- 2.1 The tree the subject of this application was granted consent for works under application reference CR/2020/0559/TPO for a reduction in height and crown radius by 2m and the removal of stem growth up to the crown break.
- 2.2 The tree is protected under Tree Preservation Order Reference: 16.08.72, Number G1.

PLANNING POLICY:-

- 3.1 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:-

- 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 oak tree is located in the rear garden of 64 Pearson Road close to the boundary with 62 Pearson Road. It is one within a row of trees which extend along the northern rear garden boundaries of numbers 62-68 (evens) Pearson Road. It is a very large and attractive tree which together with others in the group makes an important contribution to the green amenity of the surrounding area. However, the estimated remaining contribution from it to the visual amenity of the area is considered to be potentially less than 10 years.

- 4.3 Consent is sought to fell the tree for safety reasons due to disease and buttress decay.
- 4.4 The tree is infected with Ganoderma with significant decay in two of the buttress roots on the south-east aspect, nearest the fence. There are very large cavities in both buttress roots which have left very little residual wood which will have seriously compromised the strength and structural stability of the roots leaving the tree liable to failure, especially considering the size of the specimen.
- 4.5 Whilst remedial works in the form of a reduction may mitigate the risk of failure to an acceptable level, it is considered a reduction would be to such an extent that the resultant tree remaining would have little to no visual amenity. Furthermore, there would be an ongoing requirement for repeated reductions in order to maintain the tree at that reduced (safe) size.
- 4.6 Given the conclusions on the likely ongoing tree health and management set out in paragraph 4.5 above, it is therefore recommended, on balance, that the tree should be removed and replaced with another oak tree in a similar position (a little further from the boundary). The presence of Ganoderma on the subject tree should not be an issue for the replacement specimen since spores of this infection tend to gain entry through wounds in the bark and are omnipresent anyway. Once the tree has been removed, the stump ground out (recommended) and the replacement tree planted in the following planting season the likelihood of infection would be considered no higher than in any other case.

RECOMMENDATION RE: CR/2023/0558/TPO:-

CONSENT - 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 the tree, the owner of the land shall plant an Oak tree, in a location as close to the felled tree as practical and within the garden of 64 Pearspon Road. The tree shall be not less than nursery standard size 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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