

**REFERENCE NO: CR/2023/0723/TPO**

**LOCATION:** [219 IFIELD ROAD, WEST GREEN, CRAWLEY](#)  
**WARD:** Northgate & West Green  
**PROPOSAL:** OAK 246405 - REMOVAL OF EPICORMIC GROWTH TO CROWN BREAK

**TARGET DECISION DATE:** 7 February 2024

**CASE OFFICER:** Mr R. Spurrell

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

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**PLANS & DRAWINGS CONSIDERED:-**

Drawing Number	Revision	Drawing Title
246405		Tree Plan

**REASON FOR REPORTING TO COMMITTEE:-**

Crawley Borough Council is the applicant.

**PUBLICITY / NOTIFICATION:-**

As CBC is the applicant, notification is required by way of a site notice. The consultation expiry period ends on 30<sup>th</sup> May 2024.

No representations were received.

**PLANNING HISTORY:-**

- 1.1 The tree is protected under Tree Preservation Order Reference 16.12.11 'Ifield Road No 5' – tree number T3 confirmed in 1993.
- 1.2 In 2017 consent was granted for works under application reference CR/2017/0365/TPO to reduce the lowest limb over road by 1.5 metres and to reduce branches overhanging house by 1.5 metres.

**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.
  - The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
  - National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.
  - The Council's 'Green Infrastructure' Supplementary Planning Document 2016 (which is a non-statutory document).

**PLANNING CONSIDERATIONS:-**

- 3.1 The determining issue for this application is the effect of the proposed works on the health, character and appearance of the tree and the level of amenity that it provides within the surrounding area.

- 3.2 The oak tree is located in front of number 219 Ifield Road and is a mature attractive tree with good form and due to its prominent location makes a strong contribution to public visual amenity. Its estimated life expectancy is in excess of 100 years.
- 3.3 The works sought are for the removal of the epicormic stem growth to the crown break. This epicormic growth is sought to be removed as it is obstructing the nearby footpath as well as the use of the front garden of the property. It is also taking light from the front facing windows.
- 3.4 The works will have no appreciable impact on the health or amenity of the tree and are therefore considered justified.

**RECOMMENDATION RE: CR/2023/0723/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.



# ArcGIS Web Map



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