

REFERENCE NO: CR/2023/0450/TPO

LOCATION: [116 DRAKE ROAD, TILGATE, CRAWLEY](#)
WARD: Tilgate
PROPOSAL: OAK 1 - POLLARD TO 0.5M ABOVE PREVIOUS POLLARD POINTS (AMENDED DESCRIPTION)
OAK 2 - POLLARD TO 0.5M ABOVE PREVIOUS POLLARD POINTS (AMENDED DESCRIPTION)

TARGET DECISION DATE: 22 September 2023

CASE OFFICER: Mr R. Spurrell

APPLICANT'S NAME: Crawley Borough Council
AGENT'S NAME: County Tree Surgeons

PLANS & DRAWINGS CONSIDERED:-

| Drawing Number | Revision | Drawing Title |
|----------------|----------|---------------|
| 60865 Sk01 | | Tree Plan |

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

PLANNING HISTORY:-

- 1.1 **CR/2013/0586/TPO** - the proposed works are within the rear garden of 4 Stanley Close & involve installing a specialist root barrier across the garden between the property and the trees. the barrier to 1m depth will incorporate a copper element to hinder further root growth and have a rehydration element in boreholes to 2-3m depth to encourage root growth near the barrier rather than towards the house. The distance between the trees and the building is between 12 & 15m. The barrier will be installed at the rear of the garage at a distance no closer to the trees than 5m – **consent granted**.

PLANNING POLICY:-

- 2.1 The Crawley Borough (Drake Road No.1) Tree Preservation Order, REF: 16.11.04, Trees: T2 & T3
- 2.2 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.
- 2.3 National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.
- 2.4 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, the level of amenity that they provide within the surrounding area and whether there is a justification for the removal on the trees.

3.2 OAK 1 - POLLARD TO 0.5M ABOVE PREVIOUS POLLARD POINTS (AMENDED DESCRIPTION)

3.3 OAK 2 - POLLARD TO 0.5M ABOVE PREVIOUS POLLARD POINTS (AMENDED DESCRIPTION)

| | |
|---------------------------------------|---|
| Contribution to public visual amenity | Good – the trees are large and create a pleasant, attractive and verdant backdrop to development in the area. |
| Estimated remaining contribution | 100+ years |
| Are works justified? | As amended: Yes |

3.4 The oak trees are located at the far end of the rear garden. The property is suffering from subsidence manifesting as cracking between the ceilings and walls as well as the junction between the new sunroom and the original house.

3.5 The tree nearest the house is approximately 9.5m from the sunroom and 12m from the main house and at approximately 18m in height it is well within the influencing distance for a high water demand tree. The second tree is a little shorter and approximately 2m further away from the rear of the house, but this still puts the house within the influencing distance of the tree.

3.6 The application as originally submitted sought consent to remove both of the trees on the grounds that they are resulting in subsidence to the house. However, the application has not been supported with information such as level monitoring, a drainage report or a geo-technical survey report, and it is not therefore considered that there is sufficient evidence that implicates the trees as the material cause of the damage to the building. As such, it is not considered that the removal of these trees, that have significant amenity, is justified.

3.7 A preliminary structural engineer's report has however been submitted with the application and it has identified the trees as a possible cause of the damage to the building, although as noted above there is insufficient evidence to demonstrate that it is the trees that are responsible for the subsidence. The report therefore suggests that the trees be pollarded in order to reduce water uptake and to allow the building the chance to stabilise without having to have the trees removed. It should be noted that the removal of the trees could result in greater movement and damage to the building from heave. The works proposed would reduce the water demand from, and the stress on the trees and, this would thereby allow for the trees themselves to recover from the works. It is considered that the works could also therefore be undertaken at a relatively regular interval so that the trees are kept at an acceptable size.

3.8 It is accepted that the proposal will have some adverse impact on amenity provided by the trees as the crowns will be rather smaller after the works have been undertaken than they are currently. However, the proposed reduction of the trees to 0.5m above the previous pollard points would enable the trees, and the amenity that they provide, to be retained, and as such the Council's Arboricultural Officer agrees with the amended level of works now proposed that were suggested in the preliminary structural engineer's report.

RECOMMENDATION RE: CR/2023/0450/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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