

REFERENCE NO: CR/2018/0862/TPO

LOCATION: [LAND ADJACENT TO 18 SELHAM CLOSE, IFIELD, CRAWLEY](#)
WARD: Ifield
PROPOSAL: T1 OAK- REMOVE TREE, INFECTED WITH GANDERMA RESINACEUM FOR SAFETY REASONS

TARGET DECISION DATE: 14 January 2019

CASE OFFICER: Mr R. Spurrell

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

CBC 0001, Tree Location Plan

PUBLICITY

The application was publicised by a site notice. The expiry dates for comments to be received by is 20th December 2018.

RESPONSES RECEIVED:

No comments received so far, any additional comments received will be reported at the Planning Committee meeting.

PLANNING HISTORY:-

There is no planning history for any works to this tree.

For 18 Selham Close - CR/2018/0594/FUL - ERECTION OF A SINGLE STOREY WRAP AROUND SIDE AND REAR EXTENSION (ADDITIONAL INFORMATION RECEIVED).

PLANNING POLICY:-

The oak tree is protected under TPO REF: 16.04.14 identified as T6 (although referred to as T1 on this application).

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.

Other relevant guidance includes:

- National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

- The Green Infrastructure Supplementary Planning Document (adopted October 2016)

PLANNING CONSIDERATIONS:-

The determining issues in this application are the effect of the proposal on the health, character and appearance of the oak and the level of amenity that it provides within the surrounding area.

Contribution to public visual amenity	Good – tree makes a significant contribution to the amenity of the area
Estimated remaining contribution	less than 10 yrs
Are works justified?	Yes - see below

The tree is located on a piece of amenity land between 18 Selham Close and Ifield Drive. The tree is infected with Ganoderma resinaceum which is likely to have compromised the roots on the south side of the tree increasing the risk of failure in strong winds. It now has limited life expectancy due to the Ganoderma resinaceum infection. Due to the visual importance of this tree and the significant contribution to the amenity of the area it will need to be replaced, however it is considered that due the proximity of this tree to the recently permitted side and rear extension to 18 Selham Close (ref: CR/2018/0594/FUL), it would be preferable that the replacement tree should be a low water demand species such as a Tulip tree.

RECOMMENDATION:-

It is therefore recommended that **CONSENT** for felling this tree is granted subject to conditions and that the decision be delegated back to the Head of Economy and Planning to expiry of the consultation period to issue the decision on the 21st December 2018.

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 a Tulip tree, in a location as close to the felled tree as practical. 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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