Development Management – Delegated Officer Report **Date; 29/09/23**

Application Number	**AWDM/1096/23**
Address	**Goring Hall Hospital Bodiam Avenue Worthing West Sussex BN12 5AT**
Proposal	**Application for consent under Worthing Tree Preservation Order No.7 of 2000 to reduce crown height by up to 5 metres, reduce radial spread by up to 5 to 6 metres, clear epicormic growth up to 2 metres and remove deadwood one Eucalyptus tree T1.**

Date of site visit: 14/08/23

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to a large early mature Eucalyptus tree located on the eastern boundary of the Lawn area to the south of the main complex of Goring Hospital. The tree is a prominent part of the local landscape and makes a contribution to the character and visual amenities of the Goring Hall Conservation Area.

Consent is sought to reduce crown height and radial spread, clear epicormic growth and remove deadwood.

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: Letter sent to the Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1980: Worthing Tree Preservation order Number 18 of 1980 confirmed on 18/11/1980.

1991: The property is included within Conservation Area XII (Goring Hall) designated by the Council on 31st January 1991.

2000: Worthing Tree Preservation order Number 7 of 2000 confirmed on 23/10/2000.

2003: Application for consent under Worthing Tree Preservation Order No. 7 of 2000 for the lopping of a limb from a Eucalyptus (T1).

2012: Application for consent under Worthing Tree Preservation Order No. 18 of 1980 to tidy and crown thin one Magnolia (T9) on eastern side of building; and for consent under Worthing Tree Preservation Order No. 7 of 2000 to crown thin and remove branches over the garden of 73 Aldsworth Avenue on one Eucalyptus (T1) on eastern perimeter, south-east of building.

2014: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 3 metres, reduce radial spread by up to 2 metres, and to reduce crown height by up to 3 metres, on one Lime tree of group G2.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 3 metres one Leyland Cypress tree (T33) and to fell and replace one Hybrid Black Poplar (T21) in the Goring Hall Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to Pollard at 4 metres one Lime tree (T4) of group G9, to re-pollard two Lime trees (T5 &T6) of group G9, and to fell and replace one Holm Oak (T9) and one dead tree (T2) of group G18, and one dead tree (T7) of group G9.

2020: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 2 metres, and reduce radial spread by up to 1 metre, selected trees of group G18.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5 metres, one Eucalyptus tree T2 in the Goring Hall Conservation Area.

2021: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to fell and replace one Magnolia tree T9. Refused.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to remove back to source low limb on the southern side, and remove deadwood one Eucalyptus tree in the Goring Hall Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to remove back to source low limb on the southern side, and remove deadwood one Eucalyptus tree in the Goring Hall Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to remove selected limb over car parking area one Chamaecyparis lawsoniana tree in the Ilex Way Conservation Area.

2022: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to reduce crown height and radial spread by up to 2 metres, allow clearance to windows of up to 1 metre, remove deadwood and crown thin up to 10% Magnolia tree T1.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Leyland Cypress T11, Sycamore T15, Goat Willow T18, and two Ash T14 & T13 in the Goring Hall Conservation Area.

2023: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to fell and replace two Yew trees of group G9.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres, clear epicormic growth up to 2 metres and remove deadwood one Prunus Avium (Bird Cherry) tree in the Goring Hall Conservation Area.

Planning Assessment

The tree is a large mature Eucalyptus growing in the lower rear grounds adjacent to the boundary with number 73 Aldsworth Avenue. The tree is part of the sylvan character of the Goring Hall Conservation Area.

The tree has a large elongated stem where two stems have fused, becoming separate from 2 metres. The union between the stems is strong with no included bark. The two main stems angle outward at 2 metres, correcting to upright from 4 metres, the Southwest stem divides again at 4 metres, with the Northeast stem arching over at 8 metres and mostly persisting to within 3 to 4 metres of the top. The main crown is dense and wide spread with some lower hanging laterals.

The proposed works are to reduce crown height by up to 5 metres, reduce radial spread by up to 5 to 6 metres, clear epicormic growth up to 2 metres and remove deadwood. The works are to contain the size and spread of the tree to allow more light and air to pass the crown, and for safety.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Goring Hall Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/09/2023

Authorised by: PB Date: 29/9/23