Development Management – Delegated Officer Report **Date; 27/09/2024**

Application Number	**AWDM/0935/24**
Address	**Goring Hall Hospital Bodiam Avenue Worthing West Sussex BN12 5AT**
Proposal	**Application for consent under Worthing Tree Preservation Order No.18 of 1980 to reduce crown height by up to 5 metres, and reduce radial spread by up to 1 metre one Holm T48 of group G18, to reduce radial spread by up to 4 metres Holm Oak T53 of group G18, and to fell and replace Yew trees T1 & T16 of group G9, Sycamores T10 of group G9 and T47 of group G18, and Monterey Cypress T44 of G3.**

Date of site visit: 03/09/24

Neighbours checked: Y
Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to seven trees, 3 in group G9 along the Northern boundary, 3 in group G18, a triangular shaped area of dense woodland to the Northeast of the site, and a single Cypress of group G3, The trees make varying contributions to the character and visual amenities of the Goring Hall Conservation Area.

Consent is sought to reduce crown height and radial spread one Holm T48 of group G18, to reduce radial spread Holm Oak T53 of group G18, and to fell and replace Yew trees T1 & T16 of group G9, Sycamore trees T10 of group G9 and T47 of group G18, and Monterey Cypress T44 of G3

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

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

Representations: One representation from a nearby neighbour in objection due to concern that the labelling / location of trees to be felled is not clear.

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.

2023: 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.

2024: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to fell and replace two Yew trees T1 and T2 of group G9.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1 to 2 metres one Cherry tree T22 and to fell and replace Ash trees T14, T49 and T1 of group G13, one Box (Buxus) T51, Elm T52, and Lawson Cypress T11 in the Goring Hall Conservation Area.

Planning Assessment

The trees are medium to large mature trees growing close to or within the Northern and Eastern boundaries that are part of a group that is prominent to the area, and can be seen from many views.

Holm Oak T48 of Group G18
The Holm Oak trees T48 and T53 of group G18 are the largest and oldest of the proposal, and located near the Northeast corner. T48 has a single stem to 5 metres where it then divides into two tightly forked parallel stems that each persist to the top (approximately 20 metres), with the first significant limbs from 17 metres. The main crown is compact and very high.

The proposed works are to reduce crown height by up to 5 metres, and reduce radial spread by up to 1 metre. The works are to contain the size and spread of the tree and allow more air to pass over and around the crown.

Holm Oak T53 of Group G18
This tree has a large diameter, slightly staggered single stem to 5 metres where it begins to divide. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread by up to 4 metres to contain the spread of the tree.

Sycamore T47 of group G18
The Sycamore tree T47 has a damaged single stem that persists to within 2 metres of the top. The tree has areas of damage and decay with some cavities having joined up making visible holes in the main stem at 2 to 3 metres. The main crown is sparse with some sections of foliage.

Sycamore T10 of group G9
This is a standing dead tree located to the West of the outer car park. The tree has no foliage and has lost several limbs.

Monterey Cypress T44 of G3.
The Monterey Cypress of group G3 is another dead standing tree with no live foliage. The tree is single stemmed to within 1 metre of the top with some secondary stems that achieve an equal height in the crown. The main crown remains but completely brown, suggesting the tree died relatively quickly.

Yew trees T1 & T16 of group G9
The two Yew trees of group G9, T1 at the main entrance from Bodiam Avenue and T16 to the East of the archway of the walled car park had already been felled at the time of inspection due to instability and Public safety.

The proposed works are to to fell and replace Yew trees T1 & T16 of group G9, Sycamores T10 of group G9 and T47 of group G18, and Monterey Cypress T44 of G3.

The works to the Holm Oak trees T48 and T53 in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Goring Hall Conservation Area.

The proposed felling of the Yew trees T1 & T16 of group G9, Sycamores T10 of group G9 and T47 of group G18, and the Monterey Cypress T44 of G3, will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of replacement trees.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Holm Oak trees T48 and T53, 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.*

3. The proposed felling of the trees Yew trees T1 & T16 of group G9, Sycamores T10 of group G9 and T47 of group G18, and Monterey Cypress T44 of G3, and their replacements shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, any of the replacement trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No, the representation was enquiring if any trees to be felled are close to their property in Aldsworth Avenue, the nearest is the Sycamore T47 of group G18 which is more than 45 metres away.

Case Officer: JDS Date: 01/10/2024

Authorised by: Jo Morin Date: 02.10.2024