Development Management – Delegated Officer Report **Date: 15/03/24**

Application Number	**AWDM/0151/24**
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 fell and replace two Yew trees T1 and T2 of group G9.**

Date of site visit: 06/03/24

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

Proposal, Site and Surroundings

The application refers to two Yew trees close to the entrance gate on the roadway from Bodiam Avenue, a large partially dislodged mature tree close to the existing driveway, and a smaller younger Yew located further South, closer to the main gates. The trees are a part of group G9, which consists of 76 Yew trees that are prominent in the street scene and make a significant contribution to the character and visual amenities of the Goring Hall Conservation Area.

Consent is sought to fell and replace two Yew trees T1 and T2 of group G9.

The reasons for the works are in relation to an approved planning application, for an extension to the existing car park and construction of a pedestrian access, AWDM/1190/21.

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.

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.

Planning Assessment

The trees are two mature Yew to the Northwest of the grounds adjacent to the crossover of the Public footpath of Ilex Way, and the entrance Road from Bodiam Avenue. The trees are part of group G9 that extends from the arched access way in the Historic brick wall of the existing car park in the East to the Northwest corner of the grounds, and is a prominent part of the area.

The trees are:

Yew T1 of group G9
This tree has a single stem to 1 metre, where it hen divides into 2 tightly forked stems that each mostly persist to the top. The tree has a natural triangular shaped crown with the first branches emerging from 1.5 metres. The main crown is dense and wide with evenly spread laterals.

Yew T2
The Yew tree T2 of group G9, is one of a long row of much older, larger mature Yews which run along the centre of the group. This tree like many of the line has been dislodged, possibly in the 1987 storm, which although correcting at 2 to 3 metres, has a severe lean to the South. A similar tree to the East of the roadway was lost in 2023. The tree has two stems from ground level that are both clear of branches up to 6 to 7 metres with the North stem having a heavy incursion of thick Ivy. The main crown is high dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace both trees as they are within the construction zone of the proposed pedestrian footpath, as given permission under AWDM/1190/21, and associated applications. The developer has stated that the trees were not recorded in these locations. Given the relatively young age of the Yew tree T1, the general condition of the older tree T2 and the fact that the proposal albeit with inaccurate information has been given consent, it is not considered that refusal of permission would be justified.

These works in my opinion 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 felling of the two Yew trees of group G9, identified on the applicants plan as T1, and T2 and its 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 and position of the replacement Yew tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. 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

Case Officer: JDS Date: 15/03/2024

Authorised by: Gary Peck Date: 15 March 2024