Development Management – Delegated Officer Report **Date; 10/01/2025**

Application Number	**AWDM/1978/24**
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 crown lift up to 4 metres, trees on Western side of group G18.**

Date of site visit: 02/01/25

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

Proposal, Site and Surroundings

The application refers to a line of large mature trees that are part of the triangular shaped group of tree G18 that covers the land between the internal roadway of Goring Hospital and the rear access way for numbers 77 to 87 Aldsworth Avenue. The trees are part of a group that is prominent to the street scene and makes a significant contribution to the character and visual amenities of the Goring Conservation Area.

Consent is sought to crown lift trees on Western side of group G18.

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

Consultations: None.

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.

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: 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 T4 T10 of group G9 and T47 of group G18, and Monterey Cypress T44 of G3.

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.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to initiate pollard at 4 metres one Lime Tree T1, and to prune to allow clearance of up to 1 -1.5 metres to roof of utility building Holly tree T3 in the Goring Hall Conservation Area.

2024: Application for consent under Worthing Tree Preservation Order No.18 of 1980 to crown lift up to 5 metres, two Yew trees of group G9.

Planning Assessment

The trees are varied in age and size and form a green screen along the western side of group G18 that is adjacent to the roadway and parking areas of the listed building. The trees are part of a group that is prominent to the area, and can be seen from many views.

The trees are a mix of Sycamore Bay, and Holm Oak that have a dense lower story of mostly Bay. The trees are predominantly single stemmed, with crowns breaking from 2 to 3 metres. The combined crown is dense, wide spread and has some lower hanging branches. There are some stag headed trees and some lower deadwood present.

The proposed works are to crown lift up to 4 metres the trees along the western side of group G18. The works are to maintain access within the roadway/parking area of Goring Hall Hospital

These works 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.

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: 10/01/2025
Authorised by:	Louise Prew	Date: 10/01/2025