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

Application Number	**AWDM/0981/24**
Address	**Goring Hall Hospital Bodiam Avenue Worthing West Sussex BN12 5AT**
Proposal	**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.**

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 six individual trees and one group of Ash trees, mostly in the Northeast section of the site. The smaller trees are growing within the car park and pedestrian areas with the larger trees being part of the densely packed wooded area that surrounds Goring Hospital. 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 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

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: 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.

Planning Assessment

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

The Cherry tree T22 is one of several small ornamentals located in a courtyard between the old building to the East and new buildings to the West and North. This tree has a single stem to 2 metres, where it then divides into several stems and laterals that form the broadly domed slightly flat topped crown.

The proposed works are to reduce crown height and radial spread by up to 1 to 2 metres. The works are to contain the size and spread of the tree and allow light to the buildings and other trees.

The small Ash tree T14 within the walled parking area and the Leyland Cypress T11 to the Northwest of the first car park had already been felled at the time of inspection due to instability and public safety. The Box tree T51, is located East of the car park wall and although remaining has been dead for several seasons. The other trees: Ash T49 and four Ash of group G13, and Elm tree T52, are all defoliated, with no buds and have flaking bark.

The proposed works for these trees are to fell and replace, due to poor condition.

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 Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

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 - there are none within 40 metres.

Case Officer: JDS Date: 27/09/2024

Authorised by: Jo Morin Date: 27.09.2024