Development Management – Delegated Officer Report **Date; 15/07/2024**

Application Number	**AWDM/0660/24**
Address	**Goring Hall Hospital Bodiam Avenue Worthing West Sussex BN12 5AT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 3 metres,trees to East and West of new Car Parking area and to crown lift up to 2.4 metres Lime trees adjacent to walkway in the Goring Hall Conservation Area.**

Date of site visit: 06/06/24

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

Proposal, Site and Surroundings

The application refers to two groups of trees to the Southwest and Northeast of the newly constructed car parking area, close to the entrance. The group to the Southwest G1, is a mixed group consisting of Holm Oak Sycamore and Elder, the group G2 is a linear group of Lime trees that runs along the entrance road from Bodiam Avenue. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Goring Hall Conservation Area.

Consent is sought to crown lift trees to East and West of the new Car Parking area and to crown lift Lime trees adjacent to the entrance walkway.

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.

Planning Assessment

The trees are a small in two groups G1 to the Southwest which consists of various species and sized trees and group G2 which is a more formal line of Lime trees growing within a lawn area between the newly constructed entrance footpath to the South of the existing roadway from Bodiam Avenue and the new Car parking area. The trees are prominent to the area, and can be seen from many views. The trees are:

Group G1
This group consists of various species and sized trees from the small Elders closest to the boundary to large mature Holm Oaks and Sycamores that have wider spread branches that partially affect some of the car parking bays. The trees are part of a woodland to the West of the site that has a dense understory of scrub and bramble etc.

The proposed works are to crown lift up to 3 metres to the West of the new Car Parking area. The works will be minimal, and are to allow access beneath the tree's crowns.

Group G2
This is a linear group of similar sized mature Lime trees that line the entrance. The trees are mostly single stemmed to 1 to 3 metres, where the crowns are formed of arrays of smaller secondary stems and laterals. The combined crowns are dense and wide spread with some lower hanging branches.

The proposed works are to crown lift up to 2.6 metres to allow clearance to the pedestrian footpath and to allow access beneath the tree's crowns within the new Car Parking area.

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

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/07/2024

Authorised by: Jo Morin Date: 16.07.2024