

Council of the Isles of Scilly Delegated Planning Report

Application Number: P/19/024/TWA
Received on: 16 May 2019
UPRN: 000192002763
Application Expiry date: 27 June 2019
Neighbour expiry date: **6 June 2019**
Consultation expiry date: 06 June 2019
Site notice posted: 16 May 2019
Site notice expiry: 6 June 2019

Applicant: Miss Tamasin Bridge Council of the Isles of Scilly
Site Address: Nowhere Car Park
Carn Gwaval
Old Town
St Mary's
Isles Of Scilly

Proposal: Removal of Pittosporum and all other vegetation from the wall between the 'in' and 'out' entrance of Nowhere carpark

Application Type: Tree Works Applications

Constraints: HLC: Recreation

Recommendation

1. That there NO OBJECTIONS to the works and NO TPO is made with respect to the trees.
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Site Description and Proposed Development

This is a S211 notification to carry out tree works to remove the Pittosporum trees and other vegetation from the wall between the entrance and exit of the Nowhere carpark.

Nowhere carpark is located in Carn Gwaval just outside of Old Town. The south boundary runs along the main road, Old Town Road (A3112). It is along with boundary where the trees and other vegetation are located. Amenity of the trees are fairly prominent to the surrounding area. The main benefit from the trees would appear to be as a natural barrier between the public highway and the car park.

Background and Relevant History

None relevant. Nearby at the Distillery (formerly Kings of the Castle Childrens' soft play) there has recently been a TPO on 2 Elm Trees on the Basis of proposed unjustified tree removal.

Consultations and Representations

One letter of representation has been submitted from the property opposite the car park. This letter questions why all trees in this location need to be removed instead of regular cutting back, as previously took place. The solution to safety should be to control the speed of cars rather than the remove of the trees, which act as natural screening for the school. These concerns have been passed to the applicant for contact regarding highway safety issues, which are beyond the consideration of this assessment.

Tree Assessment

The key issues relate to the amenity value held by the trees, proposed to be removed, and whether the works will result in harm to the amenity of the area.

The trees are located in an area that is relatively enclosed in character, particular with the main road from Hugh Town to Old Town forming the south boundary, which is emphasised by the presence of the trees at this location. They are located on the boundary with a public highway and the car park. The trees are visible to the users of the highway and form an important part of the character of the tree and hedge-lined lanes that characterise the roads on St Mary's.

The works proposed will result in the complete removal of the Pittosporum, which is a non-native tree species, as well as the removal of the other vegetation that growing from within the wall, that forms the tradition stone hedge feature of the south boundary of the car park. The tree removal is required to enable full visibility for cars and other highway uses, including pedestrians, to enter and leave the car park and school safely. The loss of trees will have some impact upon the amenity of the area, as they provide a natural screen between the car park and the road. With the vegetation removed the site will be an open car park, save for the original stone boundary wall. The trees are a non-native species that have become a characteristic feature of the small enclosed flower growing/bulb industry on Scilly but can, spread rapidly and are therefore considered an invasive species.

The works proposed are therefore considered acceptable and whilst their removal would result in some loss to the amenity of this area, it is considered that the benefits of improving highway safety would outweigh this harm in this case. It is not recommended that a TPO is made for these trees at this time.

Signed: 	Dated: 26/06/2019	Signed: 	Dated: 26/6/19
Planning Officer		Senior Manager	