



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
0300 1234 105
planning@scilly.gov.uk

OFFICER REPORT – DELEGATED

Application number: P/18/070/TWA	Expiry date: 02 November 2018
Received on: 20 September 2018	Neighbour expiry date: 12 October 2018
UPRN: 000192000923	Consultation expiry date:
Legal agreement:	Site notice posted: 21 September 2018
Departure:	Site notice expiry: 12 October 2018
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation? No	

Applicant:	Mrs Lisa Walton
Site Address:	20 Ennor Close Old Town St Mary's Isles Of Scilly TR21 0NL
Proposal:	Removal of self set Pittosporum the height of the roof growing from under house
Application Type:	Tree Works Applications

Description of site and development:

This is a notification of intended works to remove a Pittosporum tree that is located within the Isles of Scilly Conservation Area. The tree is located in the private rear garden of a property known as 20 Ennor Close, Old Town, St Mary's.

20 Ennor Close is a two storey property part of a terrace of 4 dwellings orientated in a North to South direction in the SE corner of the estate. The rear garden of the property in which the tree is located backs on to the gable end of another pair of semi-detached dwellings with an access path between them.

The tree is self set growing out from underneath the dwelling and has grown so the crown is at the eaves height of the dwelling. It is adjacent to the boundary with neighbouring property 21 Ennor Close with roots likely to be growing underneath both properties.

Public representations:

A site notice has been on display in the vicinity of the site for a period of 21 days. Neighbour notifications have been sent to 3 neighbouring properties adjoin the site, number 19 to the North, 21 to the South and 23 to the West.

One letter of representation has been received from Christine Blackwell, the occupant of number 23 Ennor Close. They are supportive of the removal of the tree.

Constraints and designations:

Conservation Area, AONB, Heritage Coast

Appraisal/key issues and conclusion:

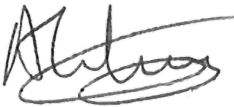

The key issue is whether the tree holds amenity value in terms of the wider conservation area and whether removing the tree, as proposed, will give rise to harm to the wider character of the conservation area. The tree is a pittosporum that can only be viewed as you travel along the footpath running behind the back gardens of the terrace. This path only runs behind these properties and finishes at a dead end behind number 22 Ennor Close. The tree cannot be viewed easily from the open space in the close as fencing and other vegetation screen it. It is very much within a residential garden context and therefore holds limited amenity value for the wider conservation area.

Additionally the applicant has stated that it grows in close proximity to two properties with roots going underneath the house. This can be seen from site photos showing the tree to have grown out from underneath the house and the boundary wall with the neighbouring property.

It is considered that the Pittosporum tree, which is not a native tree species of the British Isles, are growing within small garden spaces very close to buildings. It holds little amenity value due to the enclosed nature of this part of Ennor Close and as such it is not recommended that they be subject to a Tree Preservation Order in this case. It is therefore concluded that the LPA raise no objections to the works proposed.

Recommendation:

Raise no objections to the proposed tree removal

Signed: 	Dated: 13/11/2018	Signed: 	Dated: 13/11/2018
Planning Officer		Senior Manager	