

Council of the Isles of Scilly Delegated Planning Report Tree Works Notification

Application Number: P/21/082/TWA

Received on: 24 September 2021

UPRN: 000192000610

Application Expiry date: 22 November 2021

Neighbour expiry date: 21st October 2021

Site notice posted: 4 October 2021

Site notice expiry: 25 October 2021

Applicant: Dr Christopher Mills
Site Address: Elsinore
The Garrison
St Mary's
Isles of Scilly
TR21 0LS
Proposal: Removal of 1 no. Monterey Pine.
Application Type: Tree Works Applications

Recommendation: No Objections

Site Description and Proposed Development

Eslinor is a 1960's dwelling being the most westerly of a development of 3 of similar style. It is set furthest back from the main Garrison road backing onto the open fields that lead up to the sports field. In this respect the dwelling is the highest and can be seen from the track walking past Trinity Cottages and the Benhams battery above Sally Port.

The gardens of the group of properties are relatively well landscaped and maintained with manicured hedges and a few non-native trees. The Monterey Pine in question is located in the north west corner of the plot backing on to the field and is at the highest point of the site. The tree is visible above the dwelling from most vantage points although it doesn't dominate the skyline.

The Arborist's assessment of the tree submitted with the application states that the tree is approximately 40 years old, 14m in height, with a 12m spread and is 8m from the dwelling. The proposal based on the advice is to fell the tree to prevent potential damage to the dwelling should the tree lift and uproot during bad weather.

Consultations and Publicity

The application has had a site notice on display for 21 days (04/10/2021 – 25/10/2021). The application appeared on the weekly list on 4th October 2021. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly: Gwentor, High Down & 1 Trinity Cottages, The Garrison.

[0] letters of objection have been received.

[0] letters of support have been received.

Constraints:

- AONB; 0m
- Conservation Area: 0m
- Archaeological Constraint Area – The Garrison; 0m
- Scheduled Monument – Garrison Wall; 27m
- Listed Building – Outer Wall & Gateway (Grade I); 37m

Tree Assessment

Tree Works Proposed	YES OR NO
Tree Felling	YES
Tree Pruning	NO
Works required to reduce hazards	YES

Works required for general tree maintenance	NO
Multiple Trees	NO
Single Tree	YES
Native Trees	NO
High Amenity Value	No

Analysis: The trees are protected by the Conservation Area designation which covers the entire Isles of Scilly. Prior to any person undertaking tree pruning or felling works they are required to serve Notice 211 on the Council, allowing 6 weeks notification of any tree works to be carried out. This allows sufficient time for the Local Planning Authority to assess the appropriateness of the works proposed and determine whether a Tree Preservation Order (TPO) is required, that would essentially permit the use of restrictive conditions on any works proposed. It also ensures that adequate (and qualified) justification is submitted to support the works, particularly in cases of tree removal, where the works are deemed to have harmful impact upon the amenity value they hold and any importance to the character of the conservation area.

The tree holds some amenity value within the Garrison area and as described in the site description it is visible from The Garrison track and Little Porth/Porthcressa Beach areas to the east. The applicant proposes to remove the tree on the advice of their Arborist for reasons of the potential impact it will have on the property if it is felled by bad weather. The tree has been worked on in the recent past dead-wooding and removing overhanging branches to prevent them dropping and damaging the dwelling and to limit the risk of up-rooting. Last winters storms have caused some lifting and movement in the root plate which causes concern to the owner of the tree falling completely and causing serious damage. Further advice states that the species is generally tolerant to the salt air and winds on the islands but tends to have a shallow root system especially when planted on stony and shallow ground such as this. The species does not respond well to lopping or rejuvenation meaning the advice is to fell it completely to remove the danger.

The species it is not a native tree species although it is suited to growing in such locations. It is considered that the wider character of the conservation area would not be harmed, as a result of the works, and on the basis of potential damage to the property it would not be considered a good candidate for a TPO. It is therefore considered that the LPA raise no objection to the removal of the tree as proposed. The tree is visible above the dwelling and whilst it holds some amenity value it is not considered to be worthy of a Tree Preservation Order.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton 11/11/2021

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
