

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

Application Number: P/22/047/TWA

Received on: 7 July 2022

UPRN: 000192001852

Application Expiry date: 26 August 2022

Neighbour expiry date: 8 August 2022

Consultation expiry date: N/A

Site notice posted: 18 July 2022

Site notice expiry: 8 August 2022

Applicant: Mrs Elizabeth O'Hara
Site Address: Santa Maria Guest House
44 Sally Port
Hugh Town
St Marys
Isles Of Scilly
TR21 0JE
Proposal: Removal of 5 no. Palm trees.
Application Type: Tree Works Applications

Recommendation: No objection

Site Description and Proposed Development

This is an application to remove 5 no. palm trees from land at Santa Maria Guest House, 44 Sally Port. The property is one of a number of large three story buildings that run along the top of Sally Port the gardens of which back onto and sit below the Garrison Wall.

One tree is between the property and 46 Sally Port next to the steps leading up between the two. It is proposed to remove the tree as it is smothered in Ivy, is unstable and almost touching the two properties. It is believed to be growing over a sewer pipe and interfering with overhead power cables.

The remaining 4 trees are in the rear garden of the property growing on a rockery making them unstable and at risk of falling over into the dwelling. It is proposed that scrub/shrubs are planted to replace the trees.

Consultations and Publicity

The application has had a site notice on display for 21 days (18/07/2022 – 08/08/2022). The application appeared on the weekly list on 18th July 2022.

Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- Flat, Kistvaen, 46 Sally Port, Hugh Town
- Kistvaen, 46 Sally Port, Hugh Town
- 42 Sally Port, Hugh Town

[0] letters of objection have been received.

[0] letters of support have been received.

Constraints:

Historic Landscape Character Landscape Type: Settlements.

Conservation Area

Area of Outstanding Natural Beauty

Heritage Cost

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	Yes
Single Tree	No
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 palm trees subject to the application although common to the islands, but although hardy, the cordyline australis are not considered to be native species. In terms of amenity value, the single tree between the two properties could be considered to offer some amenity value however it is smothered in Ivy and crowded by the two buildings. The 4 no. trees to the rear have some amenity value within the garden but very little wider amenity value when viewed from external points. The only real public view of them is from the Garrison Wall at the Upper Benhams Battery but this group of trees being in the middle of the garden offer little group value compared to the trees set directly underneath the wall.

It is considered that the removal of these trees and replacement with shrubs would not harm the character and appearance of the conservation area.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton

[22/09/2022]

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
