

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

Application Number: P/23/016/TWA

Received on: 1 March 2023

UPRN: 000192001686

Application Expiry date: 12 April 2023

Neighbour expiry date: 22 March 2023

Consultation expiry date: N/A

Site notice posted: 1 March 2023

Site notice expiry: 22 March 2023

Applicant: Mr Dale Clark

Site Address: Sea View
Mcfarland's Down
St Mary's
Isles Of Scilly
TR21 0NS

Proposal: Crown lift and crown reduce 1 no elm tree to reduce interaction with proposed dwelling and removal of 1 no elm tree on site of proposed garage.

Application Type: Tree Works Applications

Recommendation: No Objection

Site Description and Proposed Development

The application site is located on the north side of St Mary's in an area known as McFarlands Down. This area comprises a single carriageway road, running in a north / south alignment, with dwellings on both sides of the road. The current arrangement at this site is a single detached bungalow style dwelling, set back from the road, with a large private garden and the dwelling off-centre to the north side of the site. Planning permission has been granted under reference numbers P/22/006/FUL, P/22/004/FUL & P/22/005/FUL to demolish the dwelling and build 3 new dwellings on the site.

This proposal is for works to two elm trees on the northern boundary of the site. This area is currently relatively open and the trees are sited just inside the hedge line boundary with the residential property next door. The trees are sited ahead of and to the east of the neighbouring garage and overhang their garden.

The proposed works are for the removal of one elm tree which is on the site of a garage approved under planning permission P/22/006/FUL and to crown reduce another adjacent tree to reduce interaction with the approved new dwelling under the same permission.

Consultations and Publicity

The application has had a site notice on display for 21 days (01/03/2023 – 22/03/2023). The application appeared on the weekly list on 6th March 2023. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- Sylina & Kimmeridge, McFarlands Down

[0] letters of objection have been received

[0] letters of support have been received

[0] letters of representation have been received

Constraints:

- AONB
- Conservation Area
- Heritage Coast
- Archaeological Constraint Area – Pendrethan/Long Rock Down - 100m
- Listed Building – Grade II – Coastguard’s Lookout Tower – 140m

Tree Assessment

Tree Works Proposed	YES OR NO
Tree Felling	YES
Tree Pruning	YES
Works required to reduce hazards	YES
Works required for general tree maintenance	YES
Multiple Trees	YES
Single Tree	NO
Native Trees	YES
High Amenity Value	YES

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 trees subject to this application do hold some amenity value within the site however the whole site is due for a substantial re-development. The presence of trees, hedging and the overall biodiversity of the site has been considered in the determination of planning application P/22/006/FUL. The approved landscaping plan <..\..\Planning Applications for Year 2022\P-22-006-FUL COM\P-22-006 Decision Documents\P-22-006 Plan 2 Proposed Site Layout.pdf> appears to show the retention of the existing tree(s) in the location of the trees subject to this application. The two trees have not been specifically talked about in that application. The permission is conditioned to retain a 2m high native hedge at all times on the northern boundary and to plant an additional tree on the site (for biodiversity reasons) on the eastern boundary.

Crown lifting of the eastern most tree is considered to be acceptable as it would retain the tree. Removal of the western most tree, which would not visibly appear to be as good a specimen could be considered to be necessary. From the approved site plan, the approved garage would sit alongside and just set back from the front of the garage in the neighbouring garden. The western most tree sits close to the front of the approved garage and grows towards it. Although the Elm tree is a native UK tree that is able to reach maturity on the islands (the Isles of Scilly has not been affected by Dutch Elm disease) I do not consider it to be appropriate to impose a Tree Preservation Order (TPO) in this case given the redevelopment that has been approved and will shortly take place.

Approved Planning Application Folder
<..\..\Planning Applications for Year 2022\P-22-006-FUL COM>

Approved Planning Application Committee Report
<..\..\..\..\Planning Committee Reports\2022\3. 15 March 2022\P-22-004 Sea View\P-22-004 005 006 Committee Report 3.docx>

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name:	Lisa Walton	18/04/2023
Job Title:	Chief Planning Officer	
Signed:		
<i>Authorised Officer with Delegated Authority to determine Planning Applications</i>		