

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

Application Number: P/23/032/TWA
Received on: 23 May 2023
UPRN: 000192001368
Application Expiry date: 19 July 2023
Neighbour expiry date: 20 June 2023
Consultation expiry date: N/A
Site notice posted: 30 May 2023
Site notice expiry: 20 June 2023

Applicant: Mrs Stephanie Chodkiewicz
Site Address: 5A Jacksons Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JZ
Proposal: Reduce height of elm tree overhanging the footpath to Moorwell Lane to same height as adjacent tree.
Application Type: Tree Works Applications

Recommendation: No Objection

Site Description and Proposed Development

5A Jacksons Hill is a flat on the ground and first floor of the building on the north east side of Jacksons Hill. The property fronts and is accessed from Moorwell Lane, it is the last property opposite the entrance to the Waste Management Site. The tree subject to the application is sited in the garden to the south east of the property and is adjacent to and growing over the footpath that runs alongside Moorwell Lane.

The footpath is the start of the track through past the waste site, allotments and then winding through the towards Carn Gwaval. It is used regularly by pedestrians, bicycles and vehicles (access to allotments only). The lane is lined with elm trees from this property along the bottom of the gardens to numbers 7 and 9 Jacksons Hill.

The tree subject to this application is the second tree along from the dwelling and the proposal is to pollard it down to a height the same as the adjacent elm tree which has already been pollarded. The applicant states that the tree is overhanging the public footpath and there is a danger of it falling down in high winds.

Consultations and Publicity

The application has had a site notice on display for 21 days (30/05/2023 – 20/06/2023).

The application appeared on the weekly list on 30th May 2023

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

Representations from Residents:

Neighbouring properties written to directly:

- 5 Jacksons Hill, Hugh Town, St Mary's
- Gunner Rock, 7 Jacksons Hill, Hugh Town, St Mary's
- Bryhil, 3 Jacksons Hill, Hugh Town, St Mary's
- Gunner Flat, Jacksons Hill, Hugh Town, St Mary's

letters of objection have been received.

0 letters of support have been received.

Constraints:

- Area of Outstanding Natural Beauty
- Conservation Area
- Heritage Coast
- SSSI – Lower Moors – 150m

Tree Assessment

Tree Works Proposed	YES OR NO
Tree Felling	N
Tree Pruning	Y
Works required to reduce hazards	Y
Works required for general tree maintenance	N

Multiple Trees	N
Single Tree	Y
Native Trees	Y
High Amenity Value	Y

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 is native to the islands and does hold some amenity value within the street scene although it is not viewed from outside of Moorwell Lane. The most prominent view is travelling south east from the main road as the predominantly pedestrian section of the lane starts. The first elm tree in the row is pollarded down with this tree immediately visible and along with the crowns of the next few trees they are starting to overhang and dominate the footpath/track. All the trees are smothered in Ivy.

Whilst there is no immediate evidence of the tree overhanging the footpath dangerously it is felt that pollarding it down to the same level as the adjacent elm tree could be beneficial for management of the tree and overall appearance of the area.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton 10/07/2023

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
