

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

Application Number: P/23/091/TWA

Received on: 16 November 2023

UPRN: 000192001732

Application Expiry date: 1 January 2024

Neighbour expiry date: 11 December 2023

Consultation expiry date: N/A

Site notice posted: 21 November 2023

Site notice expiry: 12 December 2023

Applicant: Mr Alistair Martin Duchy of Cornwall
Site Address: 2 Coastguard Cottages
Telegraph Road
Telegraph
St Mary's
Isles Of Scilly
TR21 0NR
Proposal: 1x Palm Tree to be removed to enable moving of oil tank.
Application Type: Tree Works Applications

Recommendation: PER

Site Description and Proposed Development

2 Coastguard Cottages is one of a group of semi-detached bungalows in the Telegraph area of St Mary's. The cul-de-sac runs along Telegraph Road with garages on the east side and the listed Telegraph (Coastguards) Tower immediately adjacent to the property on an area of grass by the entrance to the estate.

The property is orientated north-south with a garden running around the east, south and west part of the dwelling. It is fenced off from the main road and neighbouring tower property with high hedges.

There are approximately 4 palm trees within the grounds of the property. The palm tree subject to this application is the tallest lying on the south edge of the garden which is bounded by a high hedge between the gable end of the dwelling and the tower building. The tree is immediately adjacent to an oil tank which next to a garden shed. The reason stated for the removal of the tree is so that the oil tank can be relocated to the tree site as it is a combustion hazard in its current location. It is stated that there are no alternative suitable locations for the oil tank.

Consultations and Publicity

The application has had a site notice on display for 21 days (21/11/2023 – 12/12/2023). The application appeared on the weekly list on 27th November 2023.

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

Representations from Residents:

Neighbouring properties written to directly:

- Telegraph Tower & 1 Coastguard Cottages, Telegraph Road

[0] letters of objection have been received

[0] letters of support have been received

Constraints:

- Area of Outstanding Natural Beauty
- Conservation Area
- Heritage Coast
- Listed Building – Grade II – Coastguards Lookout Tower – Adjacent
- Archaeological Constraint Area – Telegraph Hill – 12m

Tree Assessment

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

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.

This residential area is at the highest point of St Mary's and on a plateau. Aside from the grade II listed building that is the Telegraph Tower, the dwellings lining the main road are relatively modern bungalows bounded by fences and hedges. There is also other infrastructure such as radio and telephone mast and a water reservoir. The character of this area is therefore considered to be limited.

The immediate area around the tree is residential and the bottom half of the tree is screened from the adjacent open grassed area where the Telegraph Lookout Tower stands by a high hedge. The palm tree proposed to be removed is very tall and thin compared to the others in the garden and neighbouring properties. It can be viewed from the wider public realm however it is not considered that its removal would harm the character and appearance of the conservation area.

The reason for the relocation of the oil tank is accepted however justification for the tree removal is not considered to be well justified in the absence of any case as to why the oil tank cannot be sited in an alternative location. Having said this, the tree is not a native species and it is not considered that a tree preservation order for its retention would be justified.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton [DATE]

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
