COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
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OFFICER REPORT – DELEGATED

Application number: P/18/009/TWA	**Expiry date: 22 March 2018**
Received on: 6 February 2018	**Neighbour expiry date: NONE CONSULTED**
UPRN: 000192001061	**Consultation expiry date:**
Legal agreement:	**Site notice posted: 9 February 2018**
Departure:	**Site notice expiry: 2 March 2018**
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	**Mr Mark Groves**
Site Address:	**Nowhere Old Town Road Old Town St Mary's Isles Of Scilly TR21 0NH**
Proposal:	**Removal of two elm trees that sit close to the electric supply and foundations of the property and trimming of a number of other elm trees.**
Application Type:	**Tree Works Applications**

Description of site and development:

This is a notification to remove two elm trees that grow to the front of this residential property known as 'Nowhere' at Old Town. Additionally the applicant intends to trim back a group of several Elm Trees that are growing to the west side of the house.

Nowhere is a small detached cottage property that is situated to the west of Old Town, on the south side of the road and the north west of Old Town Bay. It is set back from the road with a mature planted front garden, drive way parking and garage to the east side of the house.

The two Elm Trees to be removed grow within the front garden to the north side of the property. The small group of Elms, which are to be trimmed comprise a group of several mature elm trees. No justification is provided for the trimming of the group of Elms. Tree A (growing close to the front of the garage) is proposed to be removed as it is growing close to the electricity supply to the property and underground waste water tank. Tree B is growing close to the front of the house itself (within a metre) and the reason is given for removal is that it is growing close to house foundations.

Public representations:

None

Constraints and designations:

Conservation Area, AONB, heritage coast

Appraisal/key issues and conclusion:

The key issues relate to the amenity value held by the trees, proposed to be removed and the group to be trimmed, and whether the works will result in harm to the amenity of the area, as a result of the works.

Elm Trees are native deciduous tree species that are now rare on Mainland UK due to the spread of Dutch Elm disease. The presence of unaffected Elm Trees on Scilly therefore makes the protection of such trees even more important.

The trees in question however grow in very close proximity to a residential property where significant damage to it could occur particularly with mature trees. This is not just in terms of limb/branch drop but branches penetrating the structure both from branches and from roots. The property at Nowhere is a distinctive building within the wider character of the conservation area and it is considered an important building to protect and retain. It is considered that whilst the two Elm Trees, proposed to be removed, hold good amenity value, this is outweighed by the potential damage to the property that could occur if the trees are allowed to continue to grow in such close proximity. It is not recommended that a TPO is made to protect the two trees on this occasion.

The other trees, proposed to be trimmed, are growing within a restricted and semi-domestic environment where they could, if permitted to grow to their full potential size, pose damage to the property at Nowhere as well as roads and other highway users. It is considered appropriate to manage their growth, through pruning and trimming, in this residential environment to ensure they do not cause such damage. Tree management through pruning by a qualified tree surgeon could ensure the trees and the property co-exist without damage as well as prolong the life-span of the trees. It is considered that trimming back these trees, which will provide both environmental and social benefits as a result (wildlife and ecosystem benefits as well as providing shade and shelter to properties), is acceptable. On this basis it is not recommended that a TPO is made on this group of Elm Trees

The works proposed are therefore considered appropriate and would not result in any significant loss to the amenity of this area. It is not recommended that a TPO is made for these trees at this time.

Recommendation:

Raise no objecctions

Signed:	Dated: 19/03/2018	Signed:	Dated:
Planning Officer		Senior Manager	