

Council of the Isles of Scilly

Delegated Planning Report

Tree Works Notification

Application Number: P/22/083/TWA

Received on: 5 December 2022

UPRN: 000192001574

Application Expiry date: 31 January 2023

Neighbour expiry date: 27 December 2022

Consultation expiry date: N/A

Site notice posted: 8 December 2022

Site notice expiry: 29 December 2022

Applicant: Alastair Martin
Site Address: Watermill House
Watermill
St Marys
Isles Of Scilly
TR21 0NS

Proposal: Reduce height of 1x Mature Elm, 1x Mature Ash and 1x Pine to prevent shading to the property known as Watermill House and to prevent large falling branches from causing damage to the property and garden.

Application Type: Tree Works Applications

Recommendation: No Objection

Site Description and Proposed Development

Watermill House is one of a group of 5 dwellings located in the relatively remote area of Watermill towards the north east side of St Mary's. The dwelling is the northern most of a terrace of three which make up a group of grade II listed buildings. The trees in question lie in the rear garden on the northern boundary of the property with Watermill Lodge. Watermill Lodge itself lies adjacent to and within 10m of the trees as it is set further back from the road to the east than the listed terrace.

There are many trees in the area lining narrow stone walled roads and also on the boundaries between properties.

This application relates to 3 of the trees on the boundary, one each of an Elm, Ash and Pine tree with the following works proposed:

- Pollard Elm to 12 feet in height
- Take out the top of the Pine to reduce height
- Reduce height of Ash tree and remove overhanging branches

The reasons given for the works are to reduce shading to the residential properties and also damage from overhanging branches.

Consultations and Publicity

The application has had a site notice on display for 21 days (08/12/2022 – 29/12/2022). The application appeared on the weekly list on 12th December 2022. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- Watermill Lodge, Watermill Cottage & Upalong - Watermill

[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 Watermill Cottage – Adjacent
- Archaeological Constraint Area – Lower Newford/Borough/Lenteverne – Approx 100m

Tree Assessment

Tree Works Proposed	YES OR NO
Tree Felling	NO
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.

Although these trees are considered to have some amenity value, they are growing to be quite large in relation to the surrounding dwellings. This is reducing the amount of light falling on the dwellings and risking damage to the buildings and occupants from falling branches and damp. The trees form part of a group in an area where there are many other mature trees and as such it is felt that carrying out these works will not cause harm to the trees or the surrounding area. As the proposal is not to remove the trees completely, it is considered that if the works are carried out sympathetically by a qualified tree surgeon then they will preserve the amenity value into the future

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton

16/01/223

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
