

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

Application Number: P/22/087/TWA

Received on: 19 December 2022

UPRN: 000192000598

Application Expiry date: 31 January 2023

Neighbour expiry date: 11 January 2023

Consultation expiry date: N/A

Site notice posted: 21 December 2022

Site notice expiry: 11 January 2023

Applicant: Mr Nigel Wolstenholme

Site Address: Tregarthen's Hotel
Garrison Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PP

Proposal: Application to carry out a one third crown reduction and a crown lift on 3 no. elm trees as well as to remove a 4th elm tree close to building to reduce likelihood of potential damage.

Application Type: Tree Works Applications

Recommendation: No objection

Site Description and Proposed Development

The application site is located in Hugh Town on the island of St Mary's. Tregarthen's Hotel comprises a large sprawling collection of buildings that are situated on a sloping site between the Garrison Wall, on its west boundary and the sea wall and the 'Mermaid' car park, close to the harbour, on its north boundary. To the south the site is bounded by Garrison Hill and to the east is the area known as The Bank.

The proposal is for works to 4 no. elm trees at the south east corner of the site on the southern boundary between the Garrison gateway and the top of the steep track that leads down Garrison Hill. The trees are just inside the high stone boundary wall in close proximity to the buildings. The proposal is to reduce the crown by a third on three of the trees and to remove one tree completely due to its proximity to the building.

Consultations and Publicity

The application has had a site notice on display for 21 days (21/12/2022 – 11/01/2023). The application appeared on the weekly list on 28th December 2022.

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

Representations from Residents:

Neighbouring properties written to directly:

- Harry's Lookout, 31 Garrison Lane

[0] letters of objection have been received and include the following points:

[0] letters of support have been received and include the following points:

Constraints:

- AONB
- Conservation Area
- Heritage Coast
- Listed Building – Grade I – Garrison Walls 10-20m
- Scheduled Monument – Garrison Walls 10-20m
- Archaeological Constraint Area – Garrison 10-20m

Tree Assessment

Tree Works Proposed	YES OR NO
Tree Felling	YES 1 of 4 trees
Tree Pruning	YES 3 of 4 trees
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 elm trees sit directly adjacent and behind an approximately 1.5m high stone wall lining the Garrison Hill track. The hotel buildings sit way down below the stone wall meaning that the trunks of these trees are directly in front of the first/second floor windows with the crowns growing adjacent to the pitched roofs.

The trees so hold some amenity value being prominent in the street scene when coming down through the Garrison archway framing the view looking east across Town Beach and also when coming up Garrison Hill with the grade I listed and scheduled monument of the Garrison Walls. The trees are growing high relative to the hotel buildings and the crowns are reaching over the road/track to the neighbouring properties. The road is closed to vehicular traffic from the bottom so aside from access for deliveries it is mainly used by pedestrians walking up and down from the Garrison.


Although the trees hold some amenity value it is considered that the works proposed would not significantly harm the character of the AONB/Conservation Area as the trees would mostly be retained. The tree to be removed is considered necessary as it is leaning and growing in the direction of the building whereas the other three lean towards the road. The location is not considered suitable for the planting of a replacement tree.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton

01/02/2023

Job Title: Chief Planning Officer

Signed: 

Authorised Officer with Delegated Authority to determine Planning Applications
