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

Application Number: P/23/005/TWA
Received on: 13 January 2023
UPRN: 000192001376
Application Expiry date: 27 February 2023
Neighbour expiry date: 7 February 2023
Consultation expiry date: N/A
Site notice posted: 17 January 2023
Site notice expiry: 7 February 2023

Applicant:	Mr Steve Smethurst
Site Address:	Demelza
	9 Jacksons Hill
	Hugh Town
	St Mary's
	Isles Of Scilly
	TR21 0JZ
Proposal:	Fell and remove 12 Leylandii trees which are blocking light to property and reducing available amenity space in the garden.
Application Type:	Tree Works Applications

Recommendation: No Objection

Site Description and Proposed Development

Demelza is a detached residential dwelling and is the southern most property on the east side of Jacksons Hill. The property overlooks the Porthmellon Waste Site and the land slopes down to the east backing on to Moorwell Lane with gated access directly to the garden.

The garden where it borders Moorwell Lane is lined with a screen of mature elm and sycamore trees. Inside this is a line of 12 no. mature leylandii trees. The proposal is to fell and remove the leylandii trees as they are blocking light to the property and reducing the available amenity space.

Consultations and Publicity

The application has had a site notice on display for 21 days (17/01/2023 – 07/02/2023). The application appeared on the weekly list on 23rd January 2023.

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

Representations from Residents:

Neighbouring properties written to directly:
- Gunner Rock & Flat, 7 Jacksons Hill
- 16 Jacksons Hill

[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:

- Area of Outstanding Natural Beauty
- Conservation Area
- Heritage Coast
- SSSI – Lower Moors – 130m

Tree Assessment

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

Single Tree	N
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.

The 12 leylandii trees are said to have grown to a height where they will not survive and re-grow from more vigorous pruning works hence the proposal to completely remove them. They are not considered to hold a high amenity value to the wider area as they are only really visible from within the site. The garden cannot be readily seen from the Jacksons Hill side and the elms and sycamores dominate the view from Moorwell Lane as you walk through meaning the leylandii trees aren't noticeable.

From the photos submitted, the trees do look to dominate the garden as stated. It is not felt that the removal of these trees will harm the wider conservation area and that their removal will improve the residential amenity of the dwelling and improve light.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	NO

Print Name: Lisa Walton   27/02/2023

Job Title: Chief Planning Officer

Signed:

Authorised Officer with Delegated Authority to determine Planning and related Applications