

**Removal of trees, creation of parking and
landscaping mitigation works at
Scilly Self Catering Building
Porthmellon Industrial Estate
Hugh Town
St.Mary's, Isles of Scilly, TR21 0JY**

PLANNING STATEMENT

December 2023

This statement supports a new planning application to remove some of the roadside trees in front of the Scilly Self Catering building on the Porthmellon Industrial Estate. Once the trees have been removed, new parking is to be created for three vehicles and landscaping mitigation works are proposed at the back of the site.

This report explains the reasons for this planning submission and the grounds for support. It should be read in conjunction with the package of planning drawings numbers 2038B-P01 to P04 inclusive and the Ground Level Tree Assessment (GLTA) and ecological survey by James Faulconbridge.



Above: View of site from entrance to Industrial Estate

1. Existing Building / Site

The application site is generally level and occupied by a large 62m² single storey storage building and smaller 21m² furniture store in the Eastern back corner. The yard to the rear is used for bin storage. The main entrance to the building is along the pathway inside the boundary wall with the adjoining Fire Station although an overgrown roadside entrance also exists on the opposite side of the site. The land at the front and NW side is partially overgrown and has been used for outdoor storage. Along the road boundary a row of pollarded elm trees grow out of an overgrown stone hedge. These trees are covered with dense ivy growth and are described in detail in the GLTA report.



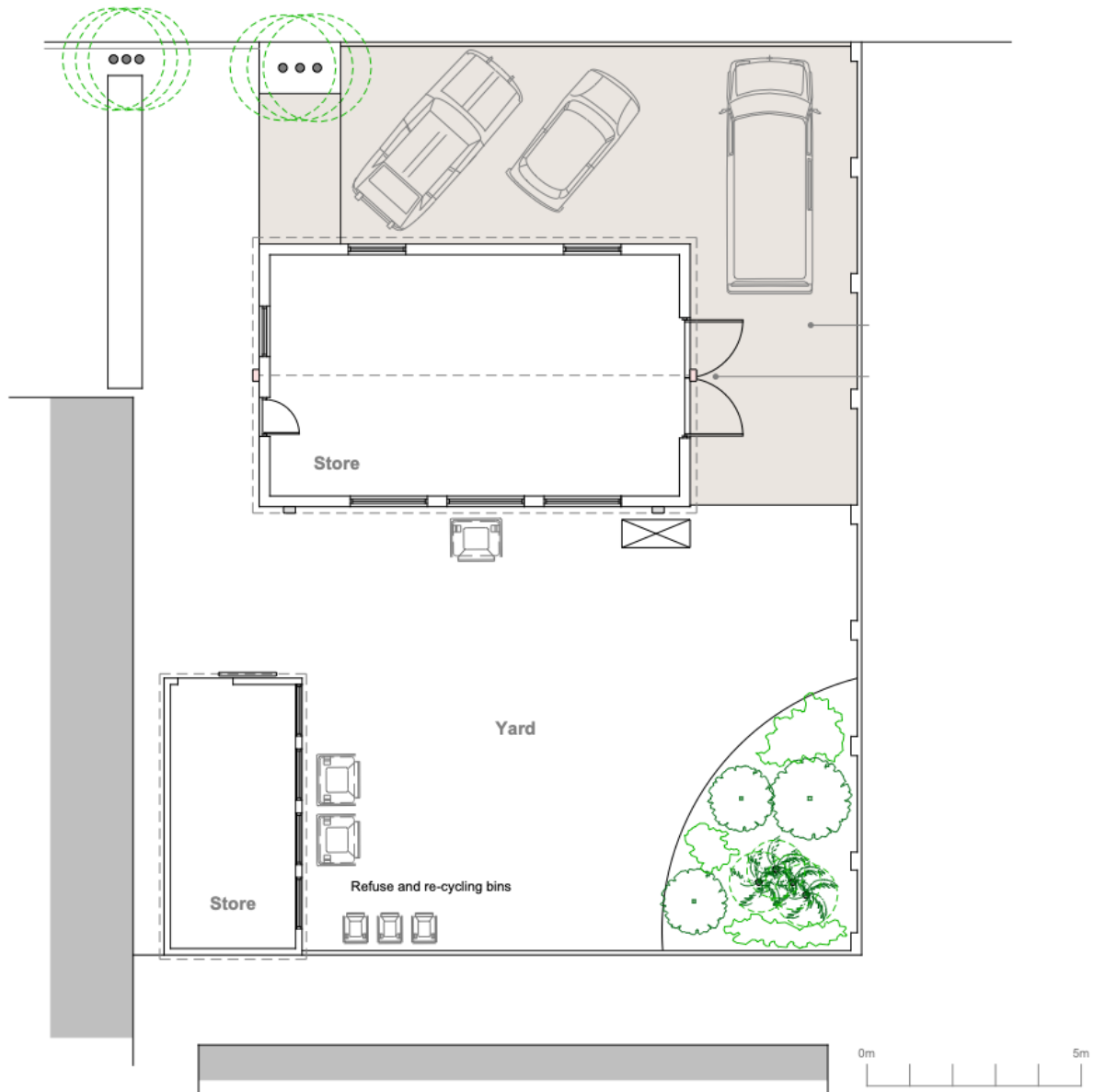
Roadside view



Redundant land to front

2. Proposals

The objective of this application is firstly to create useful parking area for vehicles and secondly to improve the appearance from the site from the industrial estate. The top photo above is taken from the Council's Enterprise Centre, described on their website as 'a state-of-the-art building which provides high quality flexible managed workspace'. Improving the impact of the Scilly Self Catering site from this important building will be a significant planning gain.



Above: This extract from the planning drawings shows how three vehicles can be accommodated on site by removing some of the roadside trees and stone boundary wall and creating a permeable parking area. This new parking area is shaded in brown on the plans

The new parking will be created by firstly removing a number of the trees alongside the estate road and a section of the low stone wall. A short section of this wall will be retained by the existing pedestrian entrance and the stonework will be made good. Two small groups of trees will also be retained, pruned and maintained as indicated on the site plan. The parking area will be created using a permeable solution such as the 'Grasscell' block illustrated on the application drawings. In the rear corner of the site, around the existing palm trees, new planting is proposed to ensure that there is no net loss in vegetated habitat. The application drawings also specify bat and bird boxes on the existing building as recommended by the GLTA report.

At the end of the 2023 holiday season, the applicant has removed the outdoor goods cluttering the front section of the building so the process of tidying the site has already started.

3. Pre-Application Enquiry

Before this planning application was prepared, a 'Pre-App' enquiry was submitted to the Isles of Scilly Council (Ref PA/23/100). The response from Andrew King in the planning department on 06 October 2023 identified three main planning considerations:

Removal of Trees

The impact of the removal of the trees should take into account:

- Visual Impact
- Ecological/habitat impact - removal of a priority species such as a row of elms would likely give rise to a net loss. The trees may be providing valuable shelter and/or habitat for protected species such as bats and/or birds etc.
- Natural drainage
- Natural screening/natural windbreak

The response also recommended that a tree report should be prepared. This advice led to the commissioning of Scilly based James Faulconbridge who carried out his survey on 03 November 2023. All of the recommendations in his report have been incorporated in the planning submission dealing with the criteria above.

Highway Safety

A key objective of this application is to improve highways safety on the industrial estate by creating space for vehicles, such as the one illustrated below, on the application site. Scilly Self-Catering vehicles currently have to park on the roadside as there is no on-site provision. This effectively turns the two-way entrance road into a single carriageway causing traffic congestion on this busy estate.



Once the group of trees has been removed, a new parking area can be created with good visibility in both directions for emerging vehicles. The photo above shows low concrete block boundary wall, similar to the one on the far side of the site, that will allow a clear line of sight for drivers leaving the new car park. The retained trees will have the ivy removed at low level so

they will not hinder visibility in the industrial estate direction. Drivers will be asked to reverse into the new parking spaces so that they always emerge from the site in a forward gear.

Flood Risk

The 'Pre-App' response noted that the application site is in the EA's Flood Zone 3 and that there would be a need to demonstrate that there will not be an increase in flood risk as a result of the proposals. The area allocated for new parking is currently hard-surfaced in concrete as far as can be seen. This ground is slightly higher than road level so there will be an element of surface water run-off onto the highway at present. The new proposals to lay permeable hard surfacing will avoid this risk by ensuring that any rainfall percolates into the ground.

4. Summary

The owners of Scilly Self-Catering are committed to improving their property on the Industrial Estate. This planning application is an important first step in regenerating the site. Other planned improvements include the removal of any remaining redundant outdoor items and re-decoration of the main building.

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