

Council of the Isles of Scilly

Delegated Planning Report

Tree Works Notification

Application Number: P/25/087/TWA

Received on: 24 September 2025

UPRN: 000192001154

Application Expiry date: 6 November 2025

Site notice posted: 29 September 2025

Site notice expiry: 20 October 2025

Applicant: William Bax, Duchy of Cornwall

Site Address: 22 Launceston Close
Old Town
St Mary's
Isles Of Scilly
TR21 0NJ

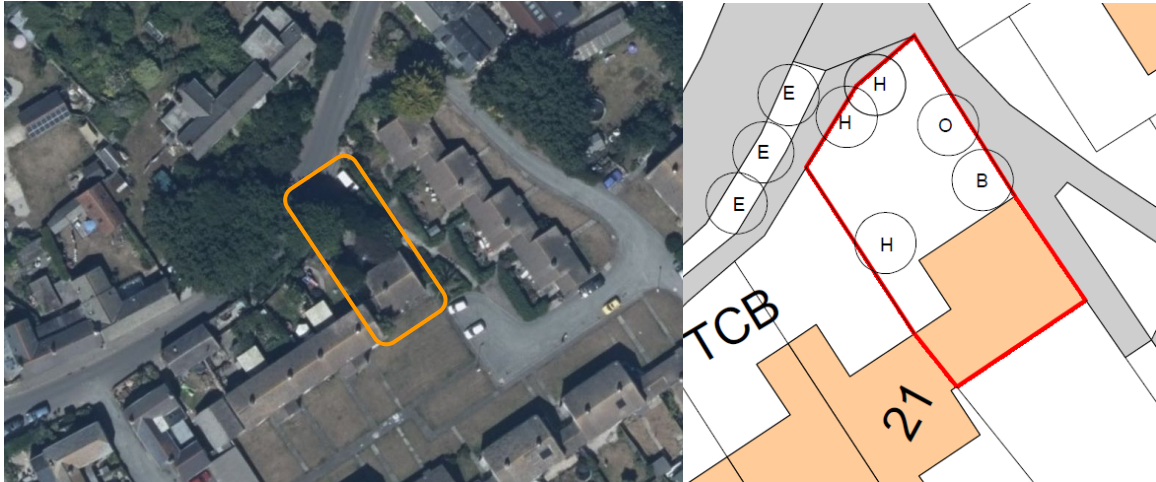
Proposal: Application to trim 1x Beech to reduce width and provide clearance from property roof; to fell 1x Olearia; prune 3x Holly to allow additional light into the garden; to remove branches to 3x Elm which are overhanging footpath.

Application Type: Tree Works Applications

Recommendation: PER

Site Description and Proposed Development

22 Launceston Close, identified on the aerial photograph below, is a residential property located in Old Town on the island of St Mary's, and the trees to which works are proposed are located in the property's rear garden. To the north of the garden there is a footpath and parking spaces with Old Town Road beyond it.



The proposal is to trim the Beech [B] tree (to reduce width and provide clearance from property roof), prune the three Holly [H] trees (to allow additional light into the garden), remove the Elm [E] branches that are overhanging footpath, and to fell the Olearia [O].

Consultations and Publicity

The application has had a site notice on display for 21 days (29/09/2025 - 20/10/2025). The application appeared on the weekly list on 29 September 2025. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

[0] letters of support or objection have been received.

Constraints:

- Conservation Area
- AONB (Isles of Scilly National Landscape)
- Heritage Coast
- Archaeological Constraint Area (Old Town) within 30m.

Tree Assessment

Tree Works Proposed	YES OR NO
Tree Felling	Yes

Tree Pruning	Yes
Works required to reduce hazards	Yes
Works required for general tree maintenance	Yes
Multiple Trees	Yes
Native Trees	Yes
High Amenity Value	No

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.

A site visit to the footpath adjacent to the rear garden of 22 Launceston Close took place on Friday 10th October 2025. The trees were identified using the site plan provided by the agent and a full evaluation of each one was undertaken. All the trees were noted to be in good overall health and to hold good amenity value.

As part of the evaluation, the shading of the garden and house as a result of the height and canopy density of the Beech, Holly and Olearia was noted, as was the overhanging of the dwelling's roof (by the Beech) and the rear footpath (by the Elms). As the Beech, Holly and Elm trees are being retained and the works should preserve them, the works are deemed acceptable, and it is not considered necessary to impose a TPO.

The felling of the Olearia, a non-native evergreen, is also considered, on balance, to be acceptable. It is hoped its removal will allow the native Beech and Holly trees the space and light to flourish. Accordingly, it is not considered necessary to impose a TPO.

Tree Preservation Order	YES OR NO
Recommendation for a TPO	No

Print Name: Lisa Walton

29/10/2025

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications