

Planning Officer's Report - LDCA SEPTEMBER 2022

APPLICATION	2022/50 – Proposed Removal of a Tree
PERMISSION SOUGHT	Permission in Full
REGISTERED	19 th July 2022
APPLICANT	Crown Estates
PARCEL	LWS0595
ZONE	Intermediate Zone
CONSERVATION AREA	Longwood House Conservation Area
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 21st July 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	4 th August 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

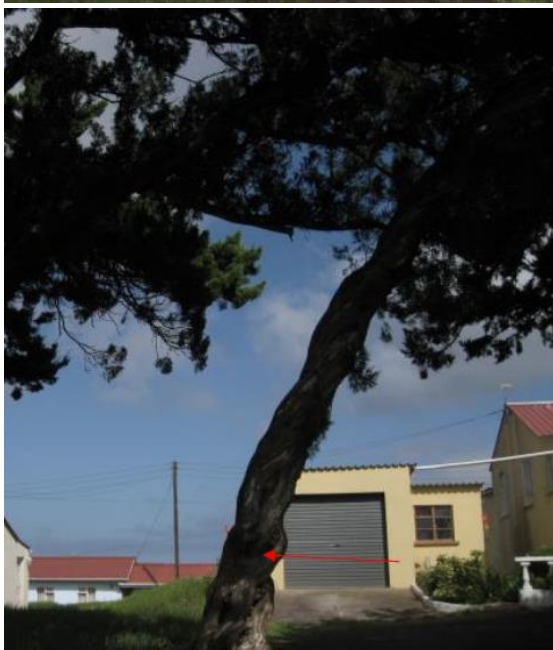
Water & Sewerage Division	No Objection
Energy Division	No Objection
St Helena Fire & Rescue	No Response
St Helena Roads Section	No Objection
EMD	No Response
Public Health	No Response
ANRD	The Agent
Crown Estates	The Applicant
St Helena Police Services	Not Consulted
Aerodrome Safe Guarding	No Objection
Sustainable Development	No Response
St Helena National Trust	No Objection
Sure SA Ltd	No Objection
Heritage Society	No Response

B. PLANNING APPRAISAL

The Bermudan Cedar tree is in good condition despite growing in direct prevailing winds. The tree seems to be structurally sound with no signs of lifting at the base that would suggest the tree is at risk of falling. There are no signs of wilting, dieback or any other defects observed including any form of physical damage. In relation to the concerns raised, where the tree structure (limb formation) and degree of lean, which was predominately towards the access was seen to have a high probability of obstructing ambulance access.

Recommendation is to remove the tree that is heavily leaning towards the designated access to the residential property.

Diagram 1: Tree for Removal



C. PLANNING OFFICER'S STATEMENT & RECOMMENDATION

The trees along Longwood Avenue are within the Longwood House Conservation area, where although not protected under the Tree Preservation Order, are considered key features within the streetscape. There has been an incident at a property, where access for the ambulance was impeded as a result of the tree. As can be seen from the photograph the tree has a significant lean, which impedes access to the property for larger vehicles in particular emergency vehicles. In assessing the removal of the tree, it is considered acceptable as the visual impact will not be severe to impact the setting of the conservation area, and it will provide the benefit for access of emergency vehicles.