



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/17/065/FUL

Date Application Registered: 9th August 2017

Applicant: Council Of The Isles of
Scilly
The Town Hall
The Parade
Hugh Town
St Mary's
Isles Of Scilly
TR21 0LP

Agent: Mr Tom Mills
Promenade House
Clifton Down
Clifton
Bristol
BS8 3NE

Site Address: Carn Gwaval Health and Wellbeing Centre Carn Gwaval Old Town St Mary's Isles of Scilly

Proposal: Single story extension, new external play area, buggy store and associated works.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted, shall be carried out in accordance with the approved details only including:

- The Location Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09001 Rev. P08
- The Block Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09004 Rev.P08
- The Proposed Site Plan- drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09003 Rev.P08
- The Section Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-03001 Rev.P08
- Proposed Elevations Plan (1 of 3)- drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-02002 Rev.P08
- Proposed Elevations Plan (2 of 3) - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-02003 Rev.P08
- Proposed Elevations Plan (3 of 3) - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-02004 Rev.P08
- Proposed Ground Floor Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-01004 Rev.P08
- Proposed Roof Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-01005 Rev.P08

These are signed and stamped as APPROVED.

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of Archaeological Monitoring

- C3** **A) No development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:**
- **The programme and methodology of site investigation and recording**
 - **The programme for post investigation assessment**
 - **Provision to be made for analysis of the site investigation and recording**
 - **Provision to be made for publication and dissemination of the analysis and records of the site investigation.**
 - **Provision to be made for archive deposition of the analysis and records of the site investigation.**
 - **Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**
 -
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).**

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon the Islands archaeological, historic and built environment, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Details

- C4** **Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

HOURS OF OPERATION FOR CONSTRUCTION

- C5 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturday. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

NO EXTERNAL ILLUMINATION

- C6 The development hereby approved shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Local Planning Authority. The lighting shall accord with the approved details thereafter.**

Reason: In order to protect the character and amenity of the area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

Further Information

1. The Travel Plan for the Heath & Well-Being Centre (in association with the Travel Plan for the Five Islands School) shall be reviewed and updated by the Travel Plan working group to incorporate the Craftikids Nursery, including the extended area hereby permitted. The operator of the nursery should encourage alternative travel arrangements other than by motor car in accordance with the reviewed Travel Plan.
2. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.
3. In accordance with the Town and Country Planning (fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 a fee is payable to discharge any condition(s) on this planning permission. The fee is £195 for each request to discharge condition(s). The fee is payable for each individual request made to the Local Planning Authority.
4. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £195 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 10 October 2017



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424350
✉planning@scilly.gov.uk

Dear Council of The Isles of Scilly

Please sign and complete this certificate.

This is to certify that decision notice: P/17/065/FUL and the accompanying conditions have been read and understood by the applicant: Council of The Isles of Scilly.

I/we intend to commence the development as approved: Single story extension, new external play area, buggy store and associated works at: Carn Gwaval Health and Wellbeing Centre Carn Gwaval Old Town St Mary's Isles of Scilly

on:..... and I am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

- C3 A) No development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
- The programme and methodology of site investigation and recording
 - The programme for post investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - Provision to be made for archive deposition of the analysis and records of the site investigation.
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
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- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]

- C4 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.