



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Fax: 01720 424317

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

PERMISSION FOR DEVELOPMENT

Application No: P/15/059/FUL

Date Application Registered: 3rd August 2015

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

Agent: Mr Andrew Renshaw
Stride Treglown
Promenade House
The Promenade
Clifton Downs
Bristol
BS8 3NE

Site Address: Ex-Secondary School Carn Thomas Hugh Town St Mary's Isles of Scilly

Proposal: Demolition of the former Carn Thomas Secondary School.

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

- The Site Location Plan: Drawing Number: AP0001 Dated July 2015
- The Site Hoarding Elevation: Drawing Number: 25505_AP1001 Dated July 2015
- The Site Hoarding Location Plan: Drawing Number: AP1000 Dated July 2015
- The Buildings to be Demolished Plan: Drawing Number: AP0002 Dated July 2015
- The Block Plan: Drawing Number: AP0002 Dated July 2015

These are signed and stamped as APPROVED and dated 25 September 2015

Reason: To define the nature and extent of the development and for the avoidance of doubt.

C3 Prior to the commencement of the demolition, a Site Waste Management Plan, including details of the means/location of disposal of all demolition material and all waste arising from the demolition 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 the landscape and

management of waste, to be submitted to and agreed in writing 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.

- C4 All demolition works including other 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. Any contractors carrying out this permission shall inform, in writing, both the Local Planning Authority and any nearby and neighbouring residential and business properties, with a minimum of 7 days' notice, that demolition works are to commence.**

Reason: In the interests of the amenity of the area.

- C5 The demolition works hereby permitted, shall take place outside the main bird nesting season. The Local Planning Authority should be notified of the commencement of the works and that bird nesting activities have ceased.**

Reason: In the interests of protecting wildlife and in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.

- C6 Prior to the commencement of the development, hereby approved a Bat Emergency Survey shall be carried out and submitted to the Local Planning Authority.**

Reason: In the interests of protecting wildlife and in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.

- C7 If, as a result of the Bat Survey (required by condition 6 above), the site is identified as an active bat roost, it would be covered under a Natural England European Protected Species (EPS) mitigation license. If this is the case, before the demolition works, hereby permitted, are carried out, details of the provisions made for bats shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and be retained as such thereafter.**

Reason: In the interests of protecting wildlife and in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.

- C8 No demolition shall commence until full details, including colour finish of the hoarding together with any trees and hedges to be retained, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials only and be retained as such thereafter.**

Reason: In the interests of the wider character and appearance of the conservation area and in accordance with Policy 1 of the Isles of Scilly Local Plan 2005

Further Information

- 1 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, in accordance with paragraphs 186 and 187 of the NPPF.
- 2 In accordance with the Town and Country Planning (fees for Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. The fee is £97 for each request to discharge condition(s). The fee is payable for each individual request made to the Local Planning Authority.
- 3 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C.

Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Williams 01720 424315, M. And A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

- 4 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 25th September 2015



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Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

01720 424350

planning@scilly.gov.uk

Dear The Council Of The Isles Of Scilly

Please sign and complete this certificate.

This is to certify that decision notice: P/15/059/FUL and the accompanying conditions have been read and understood by the applicant:

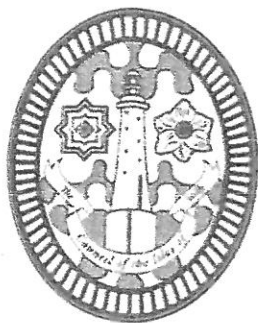
on: _____ and I am/we are aware of
any conditions that need to be discharged before works commence. I/we will notify the Planning
Department in advance of commencement in order that any pre-commencement conditions can be
discharged.

Print Name: _____

Signed: _____

Date: _____

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



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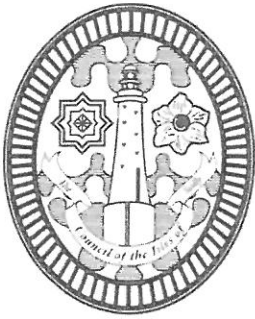
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Print Name: _____

Signed: _____

Date: _____

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



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Old Wesleyan Chapel, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

☎01720 424350

✉planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as an 'archaeological' or 'landscaping condition' must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development.

Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £28 per application
- Other permissions - £97 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £28 for householder type applications and £195 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

Most building works will require building regulation consent by way of an application. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation. Please contact the Planning Department if you require building regulation services so we can put you in contact with our contracted building regulation officer. The building regulation officer generally visits the Islands one day every two weeks to inspect building works in progress. Some works do not require building regulations but if you are unsure please check with the department. Subject

to certain conditions, agricultural buildings, domestic conservatories, domestic porches and garden sheds do not need consent.

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water (on St Mary's or Bryher) and sewerage (St Mary's), you will need to contact the Infrastructure department at the Council who can be called via 01720 424000. Electricity connections are made by Western Power Distribution – 08456 012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

