

## **Proposed Temporary Yurt Siting**

St Martin's Vineyard

## **Design and Access Statement**

## Proposed Temporary Yurt Siting - Planning Statement

# PLANNING STATEMENT

- The proposal is for the temporary siting of a yurt to provide accommodation during construction of shepherds huts and staff dwelling associated with St Martin's Vineyard. This has been discussed with the landlords (Duchy of Cornwall) who are happy with the proposal as a short-term solution to accommodation.
- The timing of this application is in advance of a decision regarding the two live applications for the shepherds huts (P19/059) and dwelling (P19/060) on the vineyard. This application is not intended to pre-empt the decision of the committee regarding these two applications but is submitted at this stage out of necessity with regard to 2 month lead-in times for sourcing of yurts. If permission is granted for P19/059 and P19/060, then we would like to be able to relocate to the island and commence work in spring 2020. If we were to await the result of the decision regarding the two live applications before submitting this current application for temporary siting of a yurt, we would not expect a decision until the end-Jan 2020 which would significantly constrain the timing and programme.
- We are proposing to relocate to St Martin's in spring 2020 to take on a Farm Business Tenancy in line with the desired timeframes of the current owners. Whilst short term accommodation could potentially be found initially, this would soon become unavailable in late-March/early-April when the tourist season begins— we would like to put in place measures which would avoid this, especially if foreseeable events such as poor weather or delays in construction affect the programme.
- We would like to request permission to erect a temporary structure to provide accommodation for the applicants. This is a common practise for self-build or renovation projects where the temporary siting of static caravans are often consented as part of a planning application, or allowed under Permitted Development rights. As PD rights are withdrawn on St Martin's, we would therefore like to formally apply for this permission.
- We consider that a yurt would be an appropriate unit to provide temporary accommodation in this instance. Such a structure would be appropriate to the sensitivity of the site in terms of visual impact, the temporary nature of the accommodation required, and would address the significant logistical issues associated with transport of items to St Martins. A yurt can be insulated to a sufficient degree to provide comfortable accommodation during the late winter/early spring. It would be easy to ship, erect and subsequently remove from site to be shipped back to the mainland for sale as a second-hand unit.
- We would propose to erect the yurt adjacent to the existing Tractor Shed within the vineyard. This siting would allow existing services within the Vineyard Shop and Tractor Shed (shower, kitchen and toilet) to be used by the applicants during this time, avoiding the requirement for any additional services or utilities. Power could be supplied through a simple outdoor extension cable from the adjacent tractor shed and vineyard shop. No services or utilities would therefore be involved.
- The proposed temporary siting of the yurt would be immediately adjacent to an existing building,, thereby significantly minimising any visual impact. The location would be screened by 6m high pittosporum hedge immediately to the south of the location ensuring that there would be no visibility from the track to the south. It is anticipated that the only visibility of the yurt, outside of the vineyard itself, would be potential glimpses of the top of the yurt from discreet locations on the eastern periphery of Higher Town, over the rooflines and within the context of other buildings. Such visibility impacts would minor, temporary, significantly softened and screened by intervening vegetation, and within the context of the existing built structures.
- The proposed location is currently used only for informal storage of machinery and equipment and is not under agricultural management - see Page 3 for photographs.
- We are requesting specifically temporary permission to site this unit, solely for the use of the applicants during construction of the shepherds huts and dwelling. We would however request (if appropriate) that any decision is not conditioned upon a material start to the staff dwelling (P19/060) as we would like to prioritise the construction of the holiday lets (P19/059) in order to allow them to be let during the 2020 season and help to secure financial stability in the first year of operation. This approach would also permit us to construct the shepherds hut units in time for the 2020 summer season, and target the construction of the dwelling at the end of the 2020 tourist season. This programme would allow us to focus on visitor experience and vineyard management during the main summer season and avoid the presence of an active construction area in close proximity to the shop and holiday lets when the majority of visitors are present.



## Proposed Temporary Yurt Siting - Visibility and Landscape Impact

### VISIBILITY AND SCREENING



Photograph showing the proposed location of the temporary yurt siting—the yurt would be positioned to the side of the tractor shed (the building visible in the image) in the location which is currently used for the storage of the red car.

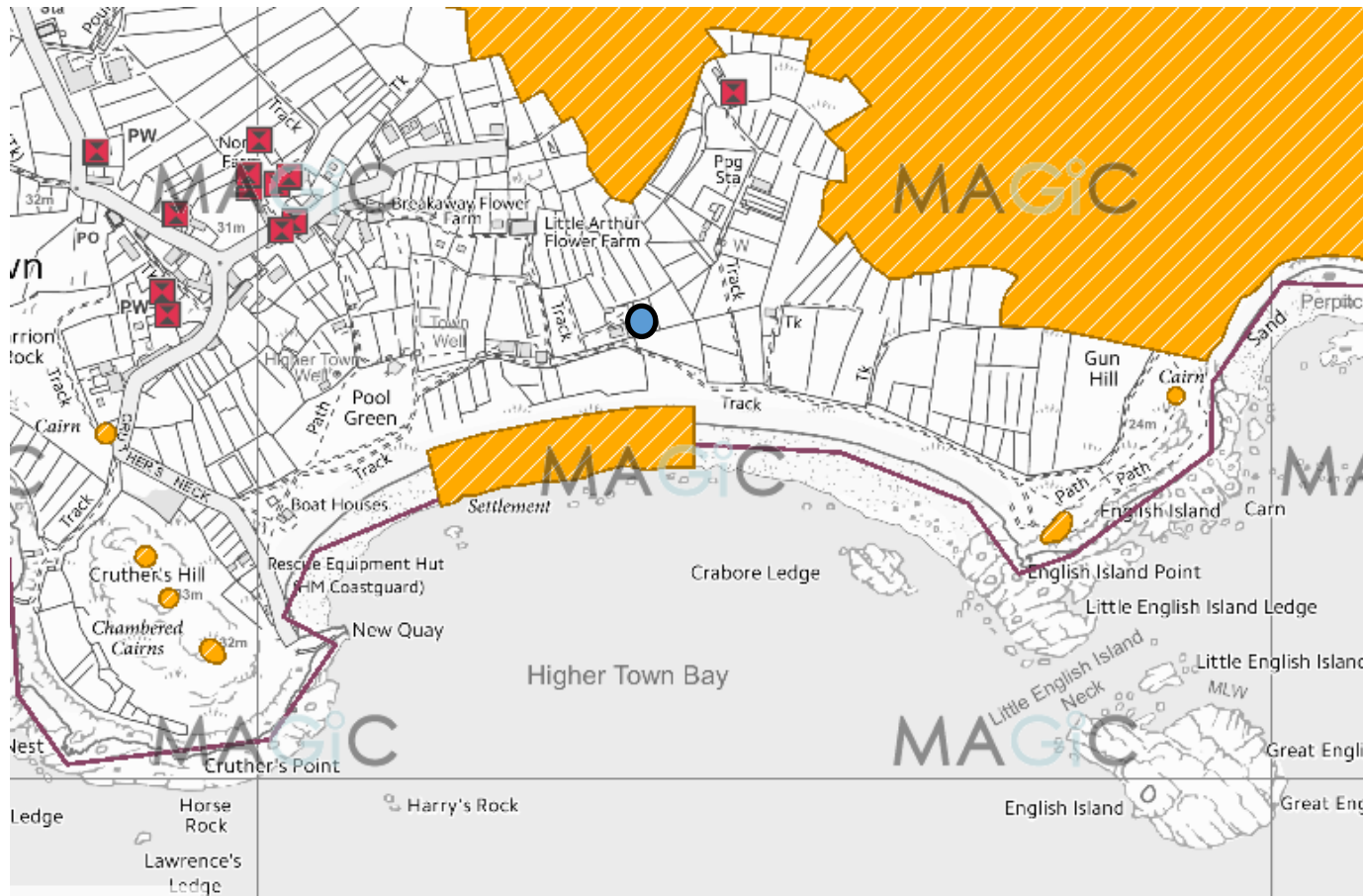


Photograph showing the view from the track to the south of the vineyard walking east - the proposed site would be on the opposite side of the 6m high pittosporum hedge visible to the left of the photograph—this hedge runs along the entire stretch of this track, screening visibility.



Proposed Temporary Yurt Siting - Relevant Designations

RELEVANT DESIGNATIONS



Illustrating historic and heritage designations in the vicinity of the site taken from the MAGIC website. Orange hatching shows Scheduled Monuments whilst the red squares show Grade II Listed Buildings. The blue dot illustrates the proposed temporary yurt siting

Area of Outstanding Natural Beauty (AONB)

The Isles of Scilly Area of Outstanding Natural Beauty is a designation which covers the whole of the Isles of Scilly. The Council's statutory duty is to produce and review a management plan for the AONB to demonstrate how the AONB can be protected and enhanced. Areas of Outstanding Natural Beauty (AONBs) were created by the National Parks and Access to the Countryside Act 1949 and, along with National Parks, they represent the finest examples of countryside in England and Wales. The Isles of Scilly were designated an AONB in 1975. Natural England states that:

*‘The primary purpose is to conserve and enhance natural beauty. In pursuing this primary purpose, the needs of agriculture, forestry, and other rural industries, and of the economic and social needs of local communities, should be taken into account. Particular regard should be paid to promoting sustainable forms of social and economic development, which in themselves conserve and enhance the environment. Recreation is not an objective, but the demand for recreation should be met in so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses’.*

Historic and Heritage Assets

The proposed site for the temporary yurt siting is not subject to any heritage or historic designations, however consideration of impacts upon these assets can include changes to the setting of the asset as well as direct impacts to the assets themselves.

- The Scheduled Monument “Prehistoric to Romano-British ritual, funerary and settlement remains on Par Beach, St Martin's” lies to the south;
- The Scheduled Monument “Prehistoric cairns, field system and settlements, medieval chapel and post-medieval daymark, lookout and signal station on north east St Martin's” lies to the north
- Three Scheduled Monuments “Prehistoric entrance grave, on Crutcher's Hill, St Martin's” lie to the south-west;
- The Scheduled Monument “Platform cairn on Crutcher's Neck, St Martin's” lies to the west;
- The Scheduled Monument “Prehistoric house platform settlement south west of English Island Carn, St Martin's” lies to the east;
- The Grade II Listed “Barn at Little Arthur’s Farm” lies to the north-east;
- Various Grade II listed buildings are associated with Higher Town to the north-east including the Methodist Church, Corner Cottage, the Telephone Kiosk and Rock Cottage in closest proximity.

The siting and screening of the temporary yurt siting would not have any direct impact on the visual setting of any of the sites located.

Sites of Special Scientific Interest and other wildlife conservation designations

The proposed temporary yurt siting is not itself subject to any wildlife or other conservation designations such as SSSI, SPA or SAC.

Such designations do exist in the local environs; these include St Martin’s Sedimentary Shore SSSI to the west and Chapel Down SSSI to the north-east. Areas of the islands are also subject to higher level designations such as the Isles of Scilly RAMSAR and SPA sites.

The proposals would not result in any direct impacts to these sites.

Conservation Area

In 1975 the whole of the Isles of Scilly was designated as a Conservation Area making it the only local authority area covered entirely by a single designation. This recognises the integration of the buildings and landscape in Scilly and how man has shaped the land over a long period. The Council has a duty to preserve and enhance the character of the Conservation Area and to protect features of special architectural or historic interest. Responsibility for conservation lies with the Planning Department of the Council of the Isles of Scilly.

## Proposed Temporary Yurt Siting - Further Considerations with regards Validation Checklist

# FURTHER CONSIDERATIONS

### Wildlife Survey and Report

The proposed temporary yurt siting is an under-used area of the vineyard which is used for casual machinery storage at present

The sward is a mix of bare ground and typical mesotrophic/ephemeral species.

The hedges are likely to support nesting birds during the breeding season; the timing of any works which may cause direct impacts, or indirect disturbance, to nesting birds would be scheduled outside of the breeding season (mid-March to end-August inclusive).

No further protected species are identified at this site.

### Flood Risk

The proposed location of the temporary yurt siting is more than 5m above sea level and a flood risk assessment is not therefore considered to be required as part of this application. As the siting is temporary, future rises in sea level would not be of concern.

### Infrastructure Impact Assessment

The existing vineyard infrastructure would be utilised by the applicants whilst occupying the yurt—this would include the sanitation, water, washing and cooking facilities associated with the tractor shed and shop which are immediately adjacent to the temporary yurt siting.

No additional infrastructure impacts are therefore identified.

### Fire Safety

The Island Fire Service have confirmed that access to the vineyard is sufficient and the distance from the vineyard buildings to the temporary yurt siting would meet their requirement for proximity. Existing water storage from rainwater collection on the vineyard would be sufficient to also meet this requirement for this application.

### Site Waste Management

Waste arisings from the temporary yurt siting would be collected alongside the vineyard collection. This would avoid the need for additional kerbside collection points.

No site waste is anticipated during the construction phase.

### Archaeological Assessment

No excavation is required and the siting would be temporary - no consideration of archaeology is therefore considered to be necessary.

### Lighting Assessment

The proposals would not involve exterior lighting, nor significant areas of glazing which would allow light spill from the interior of the yurt.

It is not therefore considered that further lighting assessment would be required for this application.

### Tree Survey

The proposed temporary yurt siting would not be within range of any trees, aside from those woody shrubs which comprise the pittosporum hedges.

No hedgerow removal for access would be required.

The proposed location of the proposed yurt siting is a minimum 2m away from the hedge. This would ensure that there would be sufficient stand-off to ensure that encroachment into the RPA is <10% which accords with BS:5837 (2012) requirements.

### Landscaping

No additional landscaping is proposed for the temporary siting.



Proposed Temporary Yurt Siting - Illustrative Photographs

ILLUSTRATIVE PHOTOGRAPHS



Photograph illustrating the style and design of yurt proposed—this would be an 18ft model. We are proposing to purchase this from Devon-based manufacturer Yurts for Life or from the Yorkshire based The Really Interesting Tent Company., depending on availability and lead-in times We would seek to source the yurt with a green canvas cover to reduce visual impact, and a single wooden door—however due to potential issues associated with sourcing in the short term, we would like to request that this is not conditioned within any permission granted, if the Council is minded to approve. The yurt can be erected in under 2 hours by 2 people and quickly removed and stored if required.

Note that this is illustrative only as each yurt is constructed to customer specifications—where there is a discrepancy between the illustration and the Planning Drawings, the drawings take precedence.



Showing the proposed canvas finish of the yurt - this colour would significantly camouflage and blend the yurt into the green vegetation of the pittosporum hedges.