



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning Act 1990
Town and Country Planning General Development Procedure Order 1995

PERMISSION FOR DEVELOPMENT

Applicant: Mr A Chesterman
Santa Maria
44 Sally Port
St Mary's
Isles of Scilly
TR21 0JE

Application No: P/10/020

Agent: Mr Terry Hiron
Clowdisley
St Mary's
Isles of Scilly
TR21 0NF

Date Application Registered: 1st March 2010

Site and particulars of development: Santa Maria Guesthouse, Sally Port, St Mary's. Application for a new planning permission P5683 (convert guesthouse into 6 flats [5 x self catering and 1 x owners flat]) in order to extend the time limit for implementation.

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:

Condition 1

The development hereby permitted shall be begun not later than the expiration of three years beginning with the date hereof.

Reason 1

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.

Condition 2

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 2

To ensure that those characteristics which contribute, inter alia, 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 and tipping of waste.

Condition 3

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



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Reason 3

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

Condition 4

The development hereby permitted shall be carried out in accordance with the approved plans: AC-SM-1A, AC-SM-2A and AC-SM-3A.

Reason 4

For the avoidance of doubt and in the interests of proper planning.

Condition 5

Each of the flats hereby permitted and edged in green on the approved plans shall not be used otherwise than for the purpose of short let holiday accommodation. The flats shall not be occupied as permanent dwellings and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This register shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.

Reason 5

To ensure that the property is retained for holiday purposes in accordance with Policy 4 of the Local Plan and to minimise any pressure on local infrastructure in accordance with Policy 6 of the Local Plan.

Condition 6

The occupation of the property edged blue on the approved plans shall be limited to the owners of the property and shall be permanently occupied as an integral part of the five holiday flats edged green on the approved plans and that the owner's accommodation and the five holiday flats shall not be sold, sublet or otherwise disposed of separately as individual units of accommodation.

Reason 6

To ensure the whole property is retained in the same ownership and retains a permanently occupied residential unit in connection with the management of the holiday accommodation in accordance with Policy 4 of the Local Plan.

Condition 7

Prior to the occupation of the flats hereby permitted, detailed drawings showing a storage area for the collection for refuse for all of the flats hereby permitted shall be submitted to and approved in writing by the Local Planning Authority

Reason 7

To ensure adequate provision of a storage area for the collection of waste to serve the development and in the interests of the appearance of the locality.

Condition 8

That each of the flats hereby permitted shall have a separate connection to the mains public water supply.

Reason 8

To comply with Policy 6 of the Local Plan.



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PERMISSION FOR DEVELOPMENT

Reasons for Approval

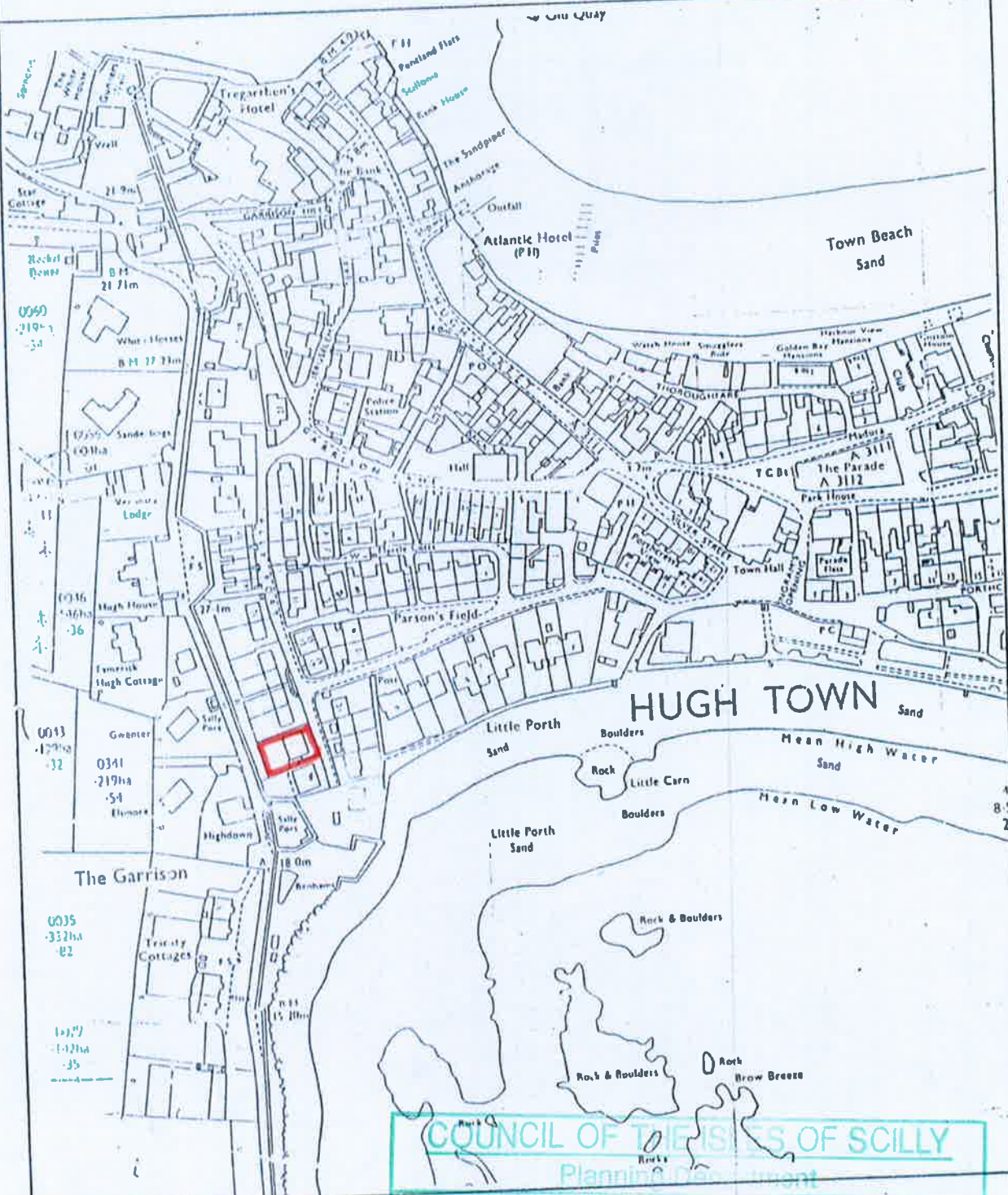
Having had regard to all the planning considerations material to the determination of this application, including the provision of self-catering tourist accommodation to replace serviced accommodation, the potential impact on essential infrastructure or the amenities of neighbouring properties, and all consultations and representations made in connection with the application, it is concluded that the proposal accords with the provision of the Development Plan as applicable to it, including Policies 4 and 6 of the Local Plan.

DATED: 26th April 2010

Signed:  Chief Planning Officer

It is important that you should read the notes on the reverse of this form.

'SANTA MARIA', SALLYPORT, SE. MARYS



COUNCIL OF THE ISLES OF SCILLY
 Planning Department

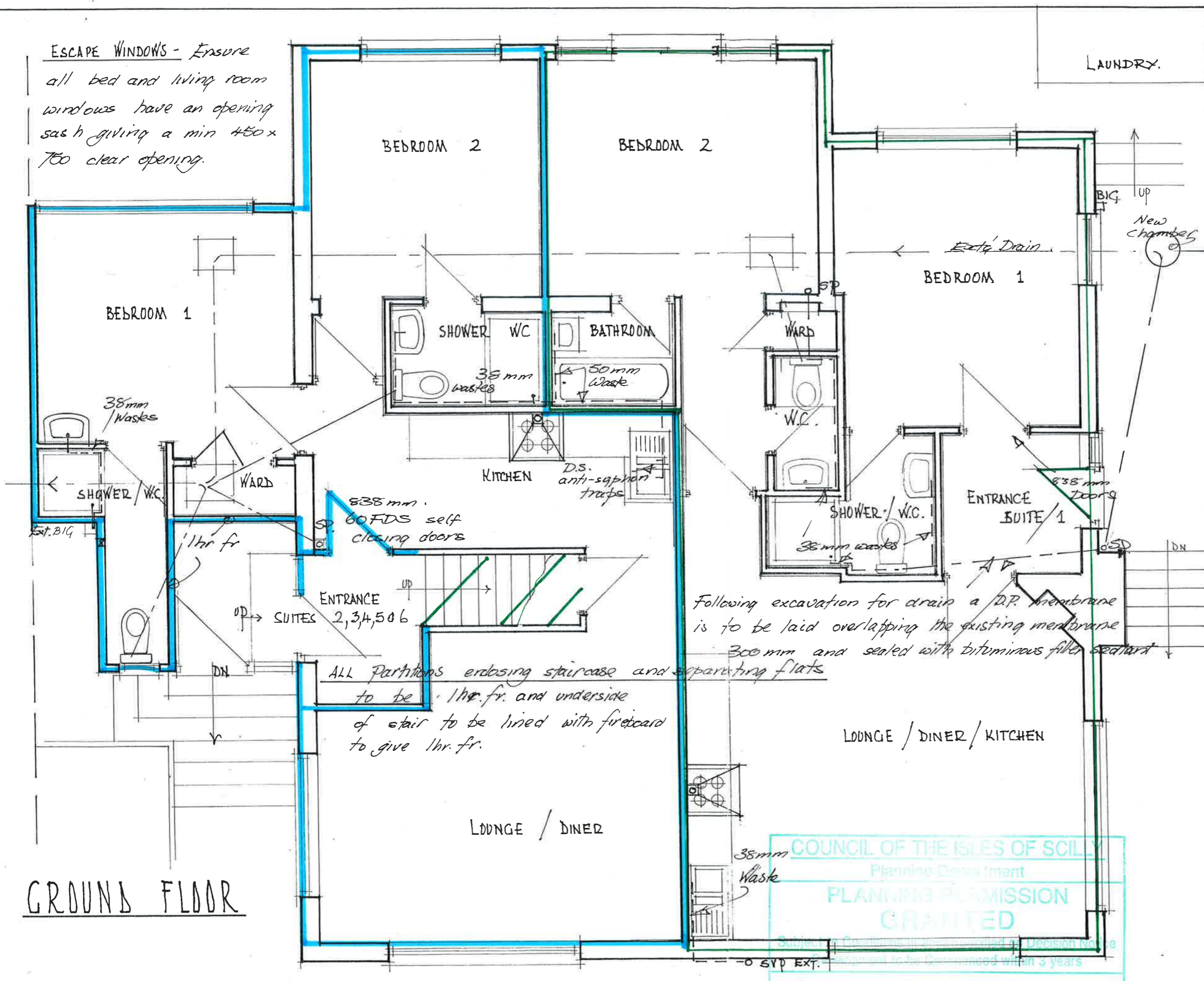
**PLANNING PERMISSION
 GRANTED**

Subject to Conditions (if any) Specified on Decision Notice
 Development to be Commenced within 3 years

SIGNATURE *[Handwritten Signature]*

DATE OF DECISION 26.4.10 APPN. No. P/10/020

ESCAPE WINDOWS - Ensure all bed and living room windows have an opening sash giving a min 450 x 700 clear opening.



'SANTA MARIA'
SALLYPORT
ST MARY'S

PROPOSED CONVERSION
to SELF CATERING
SUITES for
MR & MRS A. CHESTERMAN

VENTILATION All bathrooms,
shower rooms & W.C.'s to
be fitted with 100 mm extract
fan ducted to open air
All cookers to
have cooker hoods with
extract filters 100 mm ducted
to open air.

DATE JUNE 2005
SCALE 1:50

T. J. HIRON MRICS
'CLOWDISLEY'
ST MARY'S
TEL - 01720 422563

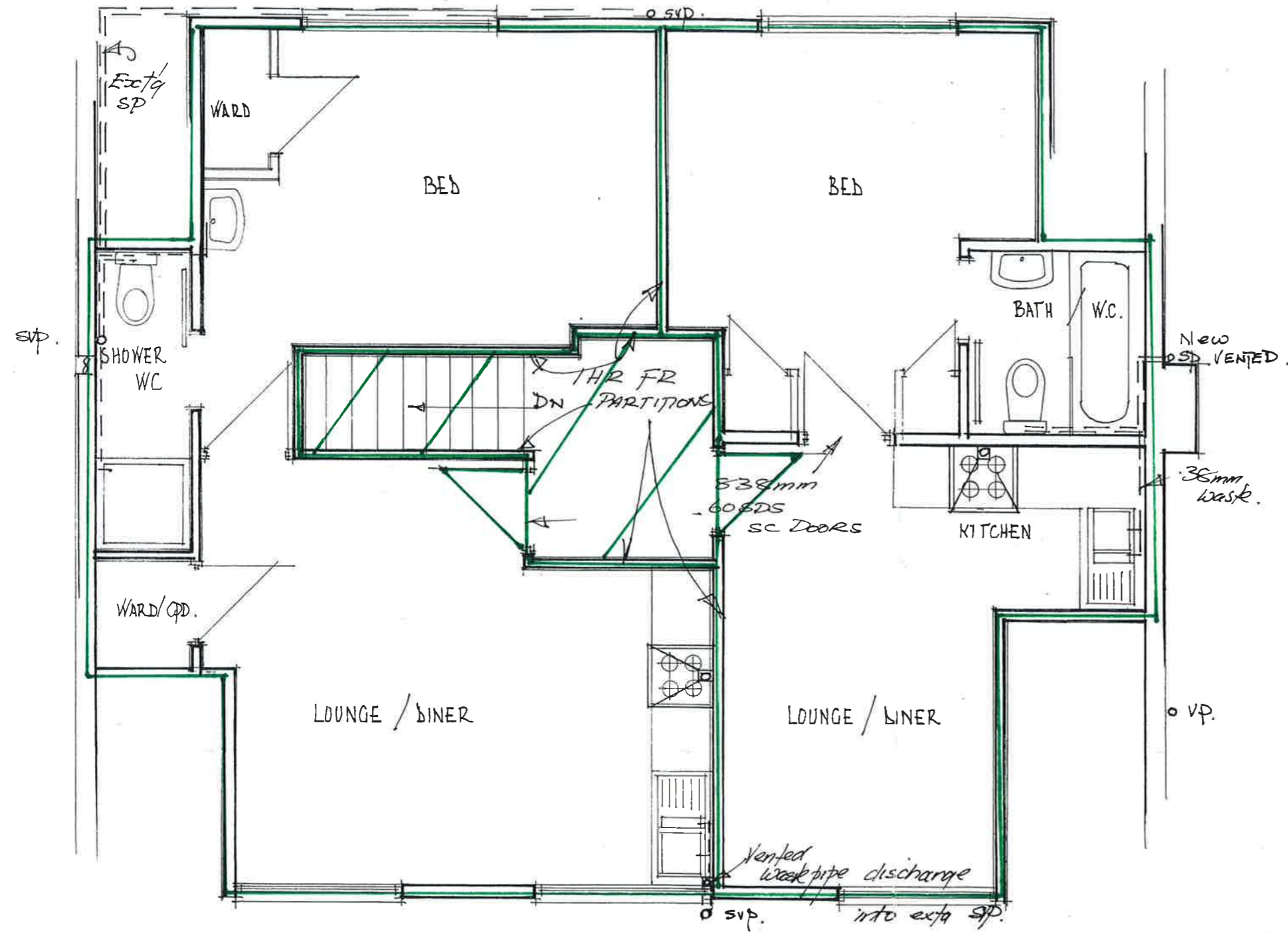
AC-SM-3A

GROUND FLOOR

COUNCIL OF THE ISLES OF SCILLY
Planning Department
PLANNING PERMISSION
GRANTED
Subject to conditions stipulated in Decision Notice
which may be commenced within 3 years

SIGNATURE
DATE OF DECISION 26.4.10 APPN. No. P/10/020

WINDOWS - All windows to be fitted with trickle vent strips in top rails.



ROOFSpace PLAN

'SANTA MARIA'
SALLYPORT
ST MARY'S

PROPOSED CONVERSION
TO SELF CATERING SUITES

MR & MRS A. CHESTERMAN

COUNCIL OF THE ISLES OF SOLY
- Planning Department
PLANNING PERMISSION GRANTED
Subject to Conditions (if any) specified on Decision Notice
Development to be Commenced within 3 years

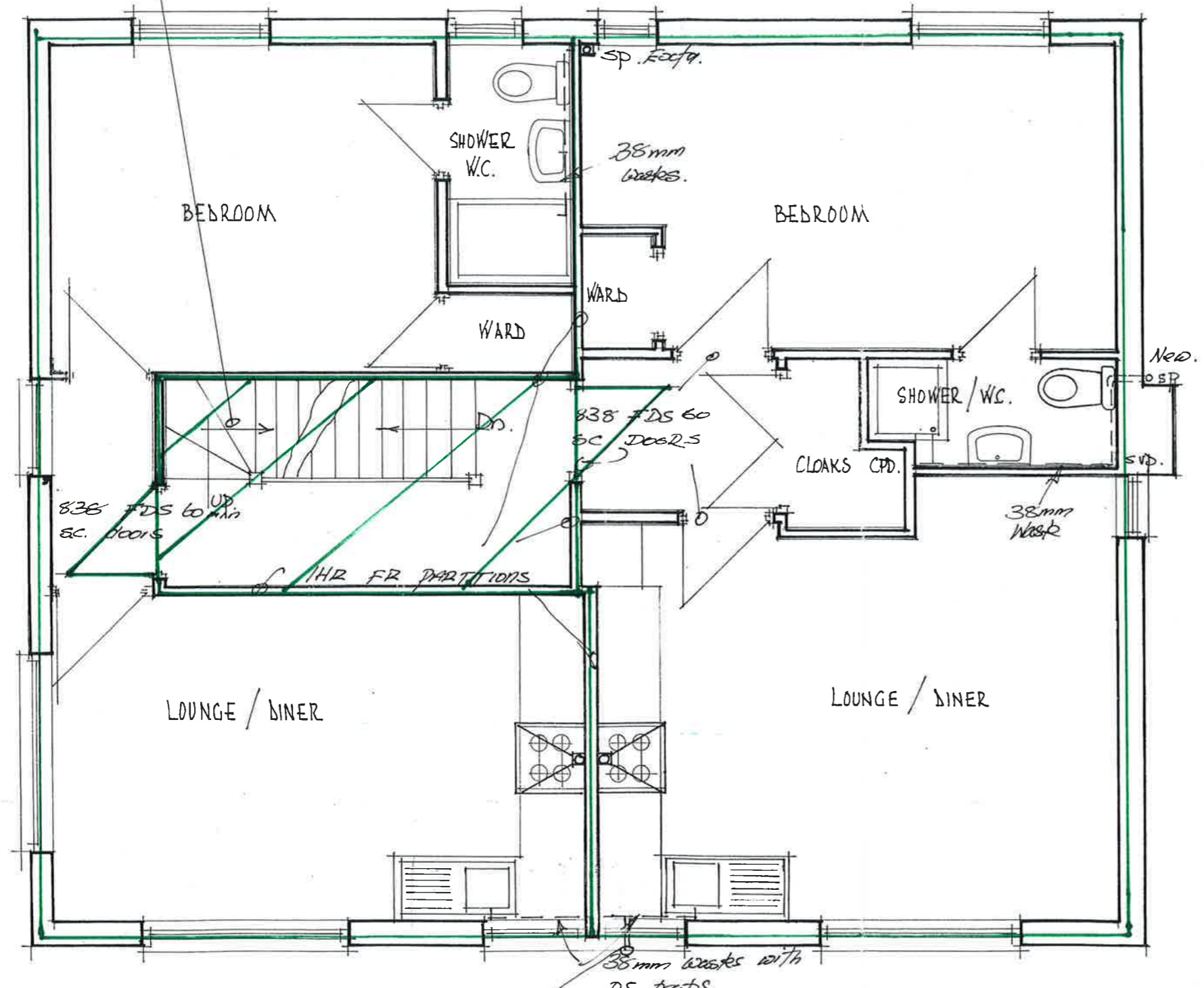
SIGNATURE *[Signature]*
DATE OF DECISION 26.4.10. APPN. No. P/10/020

DATE - JUNE 2005
AMENDED -
SCALE - 1:50

T.J.HIRON M.R.I.C.S
'CLOWDISLEY'
ST MARY'S, TR21 ONF
TEL 01720 422563

PROJ. REF AC = SM = 2A

NEW STAIRCASE to be 42° with 220mm goings & max 190mm risers with handrail 900mm above nosings, min headroom 2000mm and max distance between balusters 100mm, underside of flight lined 1hr fr. fireboard.



FIRST FLOOR

'SANTA MARIA'
SALLYPORT
ST MARY'S

PROPOSED CONVERSION
to SELF CATERING
SUITES
MR & MRS A. CHESTERMAN

COUNCIL OF THE ISLAND OF SCILLY
Planning Department
PLANNING PERMISSION GRANTED
Subject to Conditions (if any) Specified on Decision Notice
Development to be Commenced within 3 years

SIGNATURE *[Signature]*
DATE OF DECISION 26.4.10 APPN. No. P/10/020

DATE - JUNE 2005
AMENDED -
SCALE - 1:50

T.J. HIRON M.R.I.C.S
'CLOWDISLEY'
ST MARY'S, TR21 ONF
TEL 01720 422563

PROJ. REF AC-SM-1A

NMA P/10/020



COUNCIL of the ISLES OF SCILLY

PLANNING AND DEVELOPMENT DEPARTMENT

OLD WESLEYAN CHAPEL
GARRISON LANE
ST. MARY'S
ISLES OF SCILLY
TR21 OJD
Telephone: (01720) 424350
Fax: (01720) 424317
Email: planning@scilly.gov.uk

Mr Terry Hiron
Clowdisley
Golf Club Lane
St Mary's
Isles of Scilly
TR21 0NF

5th March 2012

Dear Terry

Re: P/10/020; Santa Maria Guesthouse, Sally Port, St Mary's, Isles of Scilly
Application for a new planning permission P5683 (convert guesthouse into 6 flats (5 self catering and 1 owners flat) in order to extend the time limit for implementation. (Granted 26/04/2010)

NON MATERIAL AMENDMENT

This letter is to notify you that your application for a non material amendment to the above planning permission registered on the 25th January 2012 to move the doorways to the lower ground floor flat to the front elevation has been approved in accordance with the submitted plans numbered AC-SM-1A; AC-E-2C and AC-SM-3.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Dryden'.

Craig Dryden
Chief Planning & Development Officer

SANTA MARIA GUEST HOUSE SALLYPORT ST. MARY'S

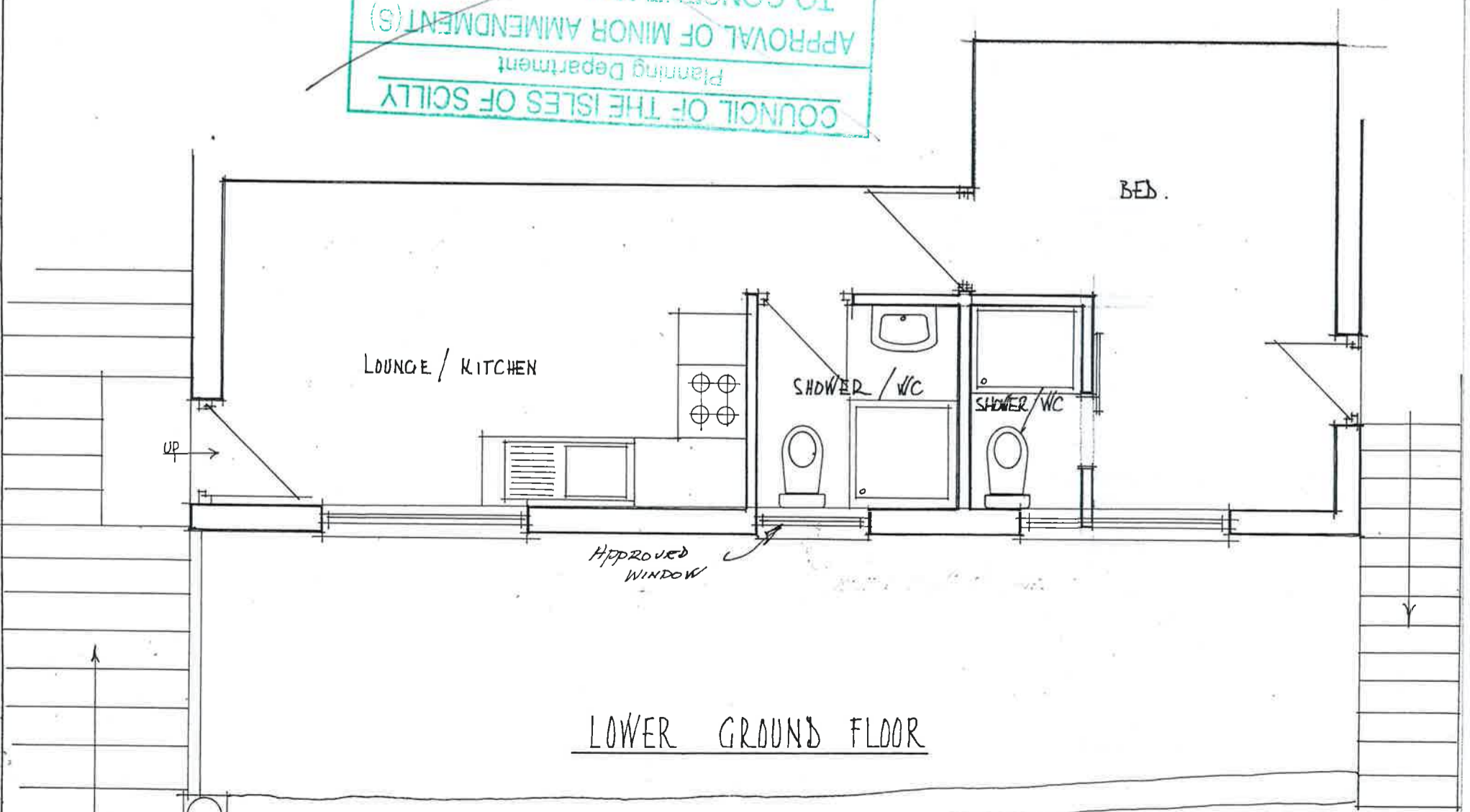
A. CHESTERMAN ESA

EXISTING LOWER GROUND FLOOR FLAT

COUNCIL OF THE ISLES OF SCILLY
 Planning Department
 APPROVAL OF ^{NON} MATERIAL AMENDMENT(S)
 TO CONSENT No.: P/10/020
 SIGNATURE *[Signature]*
 DATE OF DECISION: 5.13.12 APPN. No. P/10/020



~~COUNCIL OF THE ISLES OF SCILLY
 Planning Department
 APPROVAL OF MINOR AMENDMENT(S)
 TO CONSENT No.:
 SIGNATURE
 DATE OF DECISION: Appn. No.~~



LOWER GROUND FLOOR



REAR ELEVATION

COUNCIL OF THE ISLES OF SCILLY
 Planning Department
 APPROVAL OF ^{NON}MATERIAL AMENDMENT(S)
 TO CONSENT No.: P.110/20

SIGNATURE
 DATE OF DECISION: 5.13.12 APPN. No. P.110/20

~~APPROVAL OF MINOR AMENDMENT(S)
 TO CONSENT NO.:
 DATE OF DECISION:
 SIGNATURE:
 APPN. NO.:~~

COUNCIL OF THE ISLES OF SCILLY
 Planning Department

SANTA MARIA GUESTHOUSE
SALLY PORT ST MARYS

PROPOSED ELEVATIONS

MR & MRS A. CHESTERMAN

DATE - JAN 2012

SCALE - 1:100

AMENDED AUG, 2011



FRONT ELEVATION



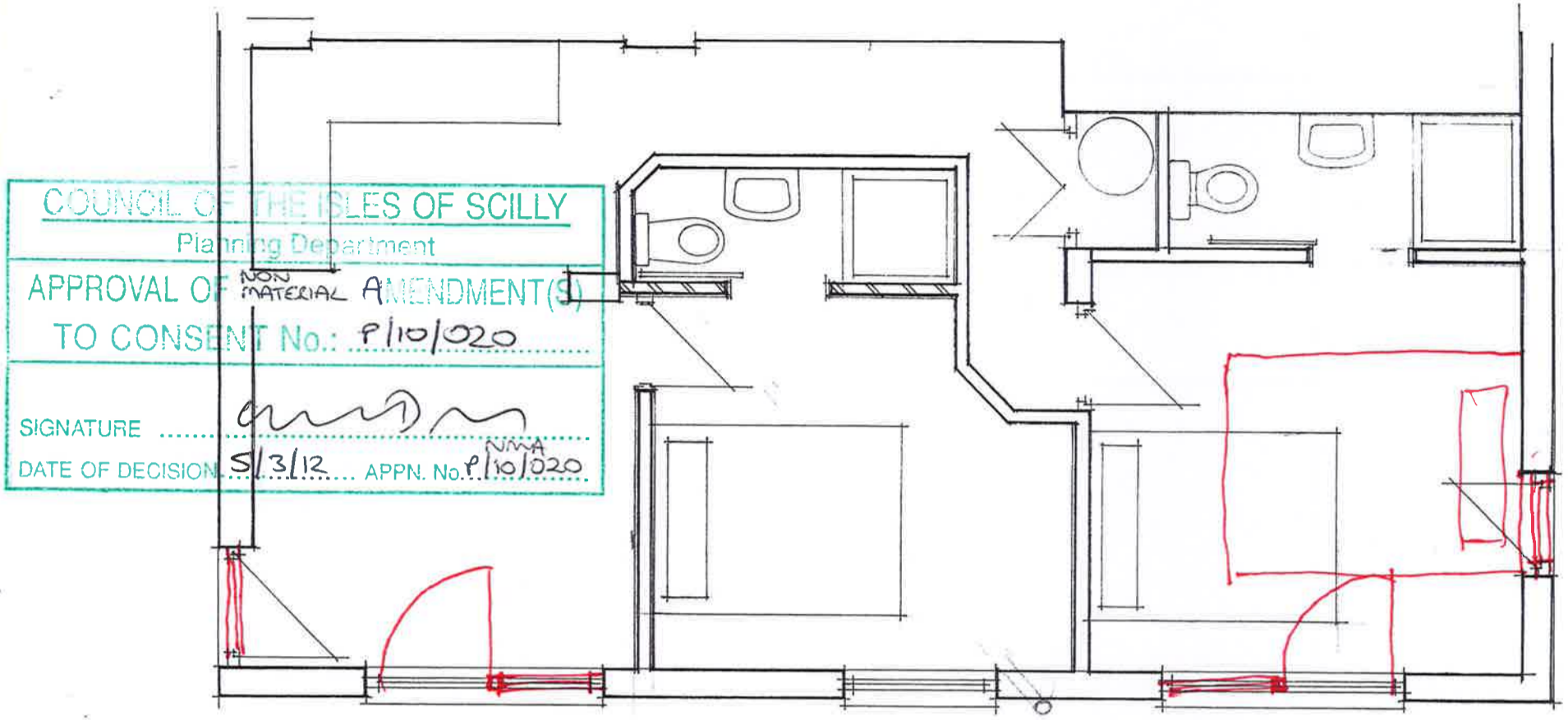
SOUTH ELEVATION

T.J. HIRDON ARCHS
CLOWDISLEY
ST MARYS
TEL 01720 422563

AC-E-2C

SANTA MARIA GUESTHOUSE ST MARYS

LOWER GROUND FLOOR LAYOUT - PROPOSED



COUNCIL OF THE ISLES OF SCILLY
Planning Department
APPROVAL OF ^{NON}MATERIAL AMENDMENT(S)
TO CONSENT No.: P/10/020
SIGNATURE *[Signature]*
DATE OF DECISION: 5/3/12 APPN. No. P/10/020

scale 1:50 AC-SM-3