

**AONB Partnership Consultation Response on an Application for
Determination by the Planning & Development Committee
on June 17th 2014**

**P/14/020 High Barn, Higher Town, St Martin's. Erection of timber
boat/garden store and workshop in replacement of two existing
temporary sheds.**

An application to build a timber boatshed/garden store of slightly smaller dimensions in a similar location at High Barn (P/07/084) was refused in September 2007. The applicant's subsequent appeal was dismissed by the Planning Inspectorate on February 15th 2008. The grounds for dismissal of the appeal were:

'because of its relative size and isolation and prominent position the building would stand out as an incongruous addition to the rural landscape, detracting from the character and appearance of the Conservation Area and the AONB. The proposal would therefore conflict with Policies 1 and 2 of the Isles of Scilly Local Plan adopted in 2005'

The latest proposal is larger than that refused (and dismissed at appeal) in 2007, and the detailed design includes a corrugated cement roof rather than the natural slate proposed in 2007. Therefore, this proposal is, in common with application P/07/084, contrary to Policies 1 and 2 of the Local Plan because the development's relative size and siting would have an adverse impact on the AONB landscape.