

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

P/14/025. Longstone Heritage Centre, Longstone, St Mary's. Erection of temporary living accommodation in connection with the development of the Longstone Heritage Centre site.

In light of the temporary nature of the proposed accommodation, it is a moot point whether the design standards described in the *Isles of Scilly Design Guide* should be strictly applied to this proposal. The proposed building would not meet the design standards that retain the character and appearance of the AONB and Conservation Area. However, the building is temporary, which leads to the substantive issue in this consultation response: what is the definition of 'temporary' in this specific case?

Notwithstanding issues of design, and were Members minded to approve the proposal, it is recommended that a condition should unambiguously state a date for removal of the temporary dwelling. The alternative - directly linking the life-span of the temporary accommodation to the schedule for developing the Longstone Heritage Centre – is problematic because the latter is unknown. The consequence would be a poorly designed dwelling remaining in the landscape for an unspecified period. Therefore, it is recommended that the *quid pro quo* on flexibility over design standards (exercised only because this would be a temporary structure) should be a strict and specific deadline for removal of the temporary accommodation. This condition would not be required if the schedule for developing the Longstone Heritage Centre was known. However, in the absence of such information an alternative mechanism must be used to establish the date for removing this temporary structure.