



**Application for Planning Permission.  
Town and Country Planning Act 1990**

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

I wish to extend my existing boat storage area onto a field adjoining the Boatyard. The field is currently agricultural land attached to the Duchy tenancy of Hillside Farm. It is a grass field and not currently farmed. I have spoken to the Duchy of Cornwall who are happy with the proposal. The farm will have new tenants in September and they are happy for me to take on this small piece of land. Gaining extra land will enable me to expand the boat storage part of my business. We are at capacity in the Boatyard and in the summer months, when we are at our busiest, it is difficult to manoeuvre the larger boats within the limited space. We have had enquiries for new storage boats which we will have to turn away if we cannot secure extra land. We do not propose to build any structures upon the land. The field will simply be used for storing boats. If successful in our application, we plan to plant a hedge to border the area which will, in time, also serve to screen the boats from view. The area is already bordered by hedges on two sides (one of which screens the area from the path along Green Bay). The boats will only be visible from within the land of Hillside Farm until the hedges have grown. There is already a gateway into the field so we will not need to create any new access routes. The land we propose to utilise is a small part of a larger area and will not impede access to any Hillside Farm land. The neighbouring property is owned by Marian Bennett who has no objection to the proposal

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Bennett Boatyard"/>		
Street address:	<input type="text"/>		
Town/City:	<input type="text" value="Bryher"/>		
County:	<input type="text" value="Isles of Scilly"/>		
Postcode:	<input type="text" value="TR23 OPR"/>		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	<input type="text" value="87882"/>
Northing:	<input type="text" value="14528"/>

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Lisa"/>	Surname:	<input type="text" value="Walton"/>
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text" value="27/02/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

We were advised that we would need to apply for a change of use from agricultural land to a B8 storage use.  
We were informally advised that if we did not propose to erect any structures, the change of use should be considered acceptable.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

If Yes, please provide details of the name, relationship and role:

(d) related to an elected member  
Marian Bennett, local councillor for Bryher, is my Mother  
Frances Grottick, local councillor for St Mary's, is related through marriage  
Fraser Hicks, local councillor for St Mary's, is related through marriage

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

## 9. (Materials continued)

### Boundary treatments - description:

Description of *existing* materials and finishes:

Two sides of the field are flanked by mature pittosporum hedges.

Description of *proposed* materials and finishes:

We plan to plant pittosporum hedges to mark the boundary on the other two sides. We will leave a gap in the hedge to allow access in and out of the site.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

not applicable

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

#### 14. Existing Use

Please describe the current use of the site:

The field is part of the land included in the Hillside Farm tenancy. It is not currently used for agricultural purposes.

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

#### 15. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

#### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

#### 17. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

#### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

#### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	4	3
Proposed employees	2	5	3.5

#### 20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

#### 21. Site Area

What is the site area?  hectares

#### 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The land would be used for storing boats. The boats will be on trailers and towed in and out of the site by tractor or quad bike. Any work required on the bots will take place at the existing Boatyard.

Is the proposal for a waste management development?  Yes  No

#### 23. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Luke Humphries Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Duchy of Cornwall Locality: Hugh House, St Mary's Town: Isles of Scilly Postcode: TR21	27/10/2014
Name: Graham and Ruth Eggs Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: Hillside Farm Locality: Bryher Town: Isles of Scilly Postcode: TR23 OPR	15/10/2014
Title: Mr First name: Daniel Surname: Bennett Person role: Applicant Declaration date: 08/03/2015 <input checked="" type="checkbox"/> Declaration made	

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 08/03/2015