

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/15/030/FUL

Date Application Registered: 8th April 2015

Applicant: Mr Ross Hicks
Smugglers Cottage
St Agnes
Isles of Scilly
TR22 0PL

Site Address: Land at Westward Farm Adjacent to the Shop Middle Town St Agnes Isles of Scilly
Proposal: Erection of 3 bedroom dwelling.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out subject to a **SECTION 106 LEGAL AGREEMENT** and in accordance with the following **CONDITIONS:**

- C1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: 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).
- C2** The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans including drawing numbers:
- 1051808-01 Rev A Location Plan Dated Jan 15
 - 1051808-02 Rev B Site Plan Dated Jan 15
 - 1051808-03 Rev C Floor Plans Dated Jan 15
 - 1051808-04 Rev C Elevations and Sections Dated Jan 15
- All stamped Approved.**
Reason: To define the nature and extent of the development and for the avoidance of doubt.
- C3** All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturday. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.
Reason: In the interests of protecting the residential amenities of neighbouring properties.

REMOVED PERMITTED DEVELOPMENT RIGHTS

- C4** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, modifying or re-enacting that order) there shall be no external alterations to the dwelling, including any new openings or extensions.
Reason: In the interests of the character and appearance of the development and the locality.

PRE-COMMENCEMENT CONDITION – ARCHAEOLOGICAL MONITORING

C5 A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording**
- 2. The programme for post investigation assessment**
- 3. Provision to be made for analysis of the site investigation and recording**
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site comprises an area of known archaeological interest where it is the Local Planning Authority's policy to provide for the examination of archaeological remains.

PRE-COMMENCEMENT CONDITION – SUSTAINABLE DESIGN MEASURES

C6 No development shall commence on site until a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the local planning authority. This shall include water conservation and water harvesting measures. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the dwelling hereby permitted.

Reason: In accordance with Policy 2 of the Isles of Scilly Local Plan 2005 and to minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – SITE WASTE MANAGEMENT PLAN

C7 Prior to the commencement of any of the approved works, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition materials and all waste arising from the building works, including excess material from excavations, shall be submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall proceed in accordance with the approved scheme.

Reason: In the interests of the character and appearance of the development and the locality which is a designated Conservation Area and Area of Outstanding Natural Beauty in accordance with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – DETAILS OF FACING MATERIALS

C8 No development shall commence until full details, including samples, where requested, of the roof and external facing materials. Development shall be carried out in accordance with the approved materials only and be retained as such thereafter.

Reason: In the interests of the character and appearance of the development and the locality which

is a Conservation Area and Area of Outstanding Natural Beauty in accordance with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

Further Information

1. The applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision or any condition attached to a decision.
2. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive, in accordance with paragraphs 186 and 187 of the NPPF.
3. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005.
4. In accordance with the Town and Country Planning (fees for Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. **The fee is £97 for each request to discharge condition(s)** and this is payable upon each separate request made to the Local Planning Authority. You are therefore encouraged to address all pre-commencement conditions in one single application prior to implementing this permission. Please allow up to 8 weeks for the Council to deal with any application to discharge conditions.
5. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £195 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE:

20th June 2016

