IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

**Town Hall, The Parade, St Mary’s TR21 0LW**

**Telephone: 01720 424350 – Fax: 01720 424317**

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2010

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

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| --- | --- | --- | --- | --- |
| **Application No:** | P/15/033/FUL | **Date Application Registered:** | | 9th April 2015 |
| **Applicant:** | Mrs Dawn Bradford  Appletree Cottage  Lower Town  St Martins  Isles of Scilly  TR25 0QL |  | **Agent:** | Paul Osborne  Jus Limin  Carn Thomas  St Mary's  Isles of Scilly  TR21 0PT |

**Site Address:** Packing Shed & Greenhouse Lower Town St Martin's Isles of Scilly

**Proposal:** Conversion of existing buildings to holiday accommodation (affecting the setting of a listed building) (Amended Plans)

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

R1 The construction of replacement buildings, for the purposes of self-contained holiday let accommodation would result in the creation of new and additional visitor accommodation, that does not form part of an existing farm holding, it would not demonstrably improve the quality of existing tourist accommodation or potentially extend the length of the tourist season and would not contribute to the further diversification and essential modernisation of the islands' economy. The application is therefore contrary to Policy 4 of the Isles of Scilly Local Plan 2005.

R2 The proposed replacement buildings would result in the loss of vernacular agricultural buildings that reflect the flower growing industry that remains an important part of the historical development of St Martin's. The replacement buildings are sufficiently and cumulatively different in design and details that the proposal would fail to preserve or enhance the overall character of the conservation area, which is contrary to criteria c) of Policy 1 of the Isles of Scilly Local Plan 2005 and paragraph 131 of the National Planning Policy Framework 2012.

R3 No assessment has been made as to the impact on European Protected Species to determine whether any protected species are located within or using buildings within the application site. It is unclear therefore whether any mitigation measures are required or could be incorporated into the replacement buildings, as proposed. The application is therefore considered to be contrary to criteria a) of Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 115 of the National Planning Policy Framework 2012.

**Signed**  Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:**

It is important that you read the attached notes.