

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

PERMISSION FOR DEVELOPMENT

Application No: P/15/082/FUL **Date Application Registered:** 8th October 2015

Applicant: Ms Nikki Banfield
4 Telegraph Cottages
Telegraph
St Mary's
Isles of Scilly
TR21 ONP

Agent: Mr Paul Osborne
Jus Limin'
Carn Thomas
St Mary's
Isles of Scilly
TR21 OPT

Site Address: South Tinks Holy Vale St Mary's Isles of Scilly TR21 ONT

Proposal: Demolition of existing one bedroom dwelling and erection of a replacement one and a half storey three bedroom dwelling.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out 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 works hereby permitted shall be carried out in accordance with the approved details only including:

- **Proposed Alterations: Drawing Number: ST-PA-4CC, Date Stamped 08.10.2015**
- **Site Plan Date Stamped 08.10.2015**
- **Proposed Dwelling, Drawing Number: ST-PA-1R date stamped 08.10.2015**

These shall be signed and stamped as APPROVED

Reason: For the avoidance of doubt and in the interests of the character and appearance of the surrounding area, which is designated a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 1 and 2 of the Local Plan.

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 amenity of the area.

PRE-COMMENCEMENT CONDITION

C4 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and

all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005

- C 5 Notwithstanding the provisions of Schedule 2 of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), additions to the roof (Part 1 Class B), other alterations to the roof (Part 1 Class C), porches (Part 1 Class D), hard surfaces (Part 1 Class F), chimneys or flues (Part 1 Class G) or the construction of gates, fences or walls (Part 2, Class A) shall be erected or constructed without first obtaining planning permission.**

Reason: To protect the wider character of the conservation area from the over intensive development of the site in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 203 of the National Planning Policy Framework 2012.

Further Information

- 1 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. 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. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Williams 01720 424315, M. and A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

- 2 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.
- 3 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 the fee is payable for each individual request made to the Local Planning Authority.

5 **Informative(s)**

The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

Signed

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 27th November 2015