



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/15/086/FUL

Date Application Registered: 15th October 2015

Applicant: Mrs Jennifer Burrows
Christmas House
The Garrison
St Mary's
Isles Of Scilly
TR21 OLS

Agent: Mr Terence Hiron
Clowdisley
Golf Club Lane
St Mary's
Isles Of Scilly
TR21 ONF

Site Address: Land At Garrison Farm The Garrison St Mary's Isles Of Scilly

Proposal: Erection of agricultural building for storage of equipment and fodder and use as a workshop (Amended Plans).

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 hereby permitted shall be carried out in accordance with the approved details only including:

- **Drawing: GF-IS-1A Proposed Agricultural Building Amended Date Jan 2016 and Date stamped 5th Jan 2016.**
- **Site Plan Dated Jan 2016 and date stamped 5th Jan 2016**
- **The Amended Design and Access Statement Date Stamped 5th Jan 2016**

These are signed and stamped as APPROVED.

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

C3 The development hereby permitted shall be used for agricultural use only and for no other purpose.

Reason: Any other use would require further assessment in accordance with Policy 4 of the Isles of Scilly Local Plan.

PRE-COMMENCEMENT CONDITION

- C4** Before development starts, a scheme for the provision of foul drainage works shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is brought into use and shall be maintained as such thereafter.

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 management and protection of ground water and surface water, 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 harmed by uncontrolled ground water and surface water pollution. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION

- C5** No development hereby approved shall take place until the applicant has secured the implementation of an archaeological watching brief in accordance with a Written Scheme of Investigation (WSI) submitted by the applicant and approved in writing by the Local 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 in the interests of protecting/recording features of archaeological importance, to be submitted to and agreed in writing by the Local Planning Authority. This is to ensure those unknown archaeological characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are protected and recorded in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION

- C6** 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 and Paragraph 139 of the National Planning Policy Framework 2012.

Further Information

- 1 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 manner, in accordance with paragraphs 186 and 187 of the NPPF.
- 2 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) where the planning permission relates to any other type of development other than a householder application.

The fee is payable for each individual request made to the Local Planning Authority.

- 3 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

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

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 22nd January 2016