

RECEIVED BY THE
PLANNING DEPARTMENT
15 FEB 2016

island architects

architects + surveyors

Mrs L. Walton,
Senior Officer,
Planning & Development Management,
Council of the Isles of Scilly,
Town Hall,
St Marys,
Isles of Scilly.

12th February 2016

Dear Lisa,

P/15/0107/FUL: Proposed dwelling at Peninnis Farm

I refer to your letter dated 11th January 2016, and subsequent e-mail correspondence.

Revised Plans & Elevations

The scheme has now been through the Duchy's consultation process, and HRH Price Charles has approved the scheme, as currently drawn, save for some minor amendments to fenestration.

Following our meeting at your office, we understand you will be satisfied with an amendment to the design which involves simplifying the ridge line on the rear wing. The plans and elevations are being re-drawn accordingly, and should be completed by next Monday, or Tuesday at the latest. These changes will also require further Duchy approval which we hope is forthcoming.

Archeology

Dan May has commissioned Katherine Sawyer to prepare a Written Scheme of Investigation.

Landscaping

We note you intend to condition the submission of details for landscaping and hardsurfacing, although would point out the plans do show a terrace around three sides of the property, and that this forms an integral part of the design.

The footprint for a garage shown on the Site & Roof Plan is the proposed space for a garage to be built in future.

Porthcressa, St. Mary's,
Isles of Scilly, TR21 0JZ

t: 01720 422431 f: 01720 423334

e: enquiries@islandarchitects.co.uk

Foul Drainage

Please find attached plan showing planned position of new septic tank. The tank and associated soakaway will be designed to a capacity suitable for the size of the proposed new dwelling, and as directed by the results of the percolation tests. The soakaway will run in a roughly south-north direction down the field, to the east of the pine belt. Dan May has made enquiries of the Environment Agency, and we can confirm that their consent will not be necessary. Obviously, the design and construction of the septic tank will form part of the Building Regulations application.

Site Waste Management Plan

Please find attached copy of Site Waste Management Plan.

Highway Safety

Refuse collection will from the existing site serving the farm and luxury camping, adjoining King Edward's Drive, immediately before the farm buildings on the right hand side driving towards Peninnis Head. Refuse vehicles will not therefore have to use the proposed driveway.

Removal of Permitted Development Rights

We are not instructed to advise on such matters, although consider this to be an unnecessary infringement of the applicant's rights.

S106 Agreement

We understand Andrew King has the necessary details, direct from Mr & Mrs May.

I trust this answers all outstanding points. Please let me know if you require further information.

Kind regards.



Ian Sibley