

**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](mailto: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/16/048/FUL **Date Application Registered:** 10th June 2016

**Applicant:** Mr Barney McLachlan  
St Martins Cricket Club  
C/o Cowrie Cottage  
Middle Town  
Isles Of Scilly  
TR25 0QN

**Agent:** Paul Osborne  
Jus Limin  
Carn Thomas  
St Mary's  
Isles Of Scilly  
TR21 0PT

**Site Address:** Cricket Shed Higher Town St Martin's Isles of Scilly

**Proposal:** Remove existing cricket pavilion building and replace with new (Re-submission).

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 complete accordance with the details shown on the approved submitted plans only including:**

- **Proposed Building, drawing number SM-CP-4d, Amended Date: May 2016 and Date Stamped 06/06/2016**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the building and 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 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

**RESTRICTIONS OF USE**

**C4 The premises shall be used for Cricket Pavilion and Community Storage only and for no other purpose, including any other purpose in Class D2 or permitted changes of the Schedule to the Town and Country Planning (Use Classes) Order 2007, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

Reason: Any other use would require further assessment in accordance with Policies 1 and 2 of the

**PRE-COMMENCEMENT CONDITION – SITE WASTE MANAGEMENT PLAN**

- C5** 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 only.

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

**PRE-COMMENCEMENT CONDITION – ARCHAEOLOGICAL MONITORING**

- C6** In the event of any below groundworks, outside of those shown on the approved drawings, being required in connection with this building, hereby approved, the applicants shall secure the implementation of an archaeological Watching Brief in accordance with a Written Scheme of Investigation (WSI). Prior to any below groundworks taking place the WSI shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details of the report and the approved plans only.

Reason: This is a pre-commencement condition that requires the submission of details to fully understand the impact upon potential below ground archaeological remains that were not submitted as part of the application. This is required in the interests of protecting/recording features of archaeological importance. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 128 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 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.

Signed



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 22/07/2016



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424350

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mr Barney McLachlan

## Please sign and complete this certificate.

This is to certify that decision notice: P/16/048/FUL and the accompanying conditions have been read and understood by the applicant: Mr Barney McLachlan.

**I/we intent to commence the development as approved:** Remove existing cricket pavillion building and replace with new (Re-submission) at: Cricket Shed Higher Town St Martin's Isles Of Scilly

on:..... and I  
am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

### PRE-COMMENCEMENT CONDITION(S)

- C5 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 only.
- C6 In the event of any below groundworks, outside of those shown on the approved drawings, being required in connection with this building, hereby approved, the applicants shall secure the implementation of an archaeological Watching Brief in accordance with a Written Scheme of Investigation (WSI). Prior to any below groundworks taking place the WSI shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details of the report and the approved plans only.