



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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OFFICER REPORT – DELEGATED

Application number: P/16/113/ROV	Expiry date: 30 December 2016
Received on: 24 October 2016	Neighbour expiry date: 25 November 2016
UPRN: 000192000598	Consultation expiry date:
Legal agreement:	Site notice posted: 4 November 2016
Departure:	Site notice expiry: 25 November 2016
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Mr Nigel Wolstenholme
Site Address:	Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles Of Scilly TR21 0PP
Proposal:	In order to phase the approved redevelopment of Tregarthens Hotel an application is made to vary conditions 2 (Compliance with Approved Plans), 6 (Samples of External Finishes), 7 (Detail of Sewerage & Water Break Tanks), 8 (Detail of Surface Water Management), 9 (Detail of Sustainable Design Measures) & 10 (Landscaping Scheme) of planning permission P/16/055/FUL (re-development of hotel) to allow submission of pre-commencement condition discharge information before the relevant phase of works as detailed in the 5 year phasing scheme, rather than before any development commences (Amended Title to remove the request to work Sundays)
Application Type:	Removal or Variation of Condition

Description of site and development:

In order to phase the approved redevelopment of Tregarthens Hotel an application is made to vary conditions 2 (Compliance with Approved Plans), 4 (Machinery Hours of Operation), 6 (Samples of External Finishes), 7 (Detail of Sewerage & Water Break Tanks), 8 (Detail of Surface Water Management), 9 (Detail of Sustainable Design Measures) & 10 (Landscaping Scheme) of planning permission P/16/055/FUL (re-development of hotel) to allow use of machinery between the hours of 09:00 and 17:00 on Sundays and allow submission of pre-commencement condition discharge information before the relevant phase of works as detailed in the 5 year phasing scheme, rather than before any development commences.

Public representations:

3 letters of comment/objection who primarily raise concerns about the phased plan lasting for 5 years and the operating on a Sunday over that 5 year period. The lack of a pitched roof on the staff block and the removal of potentially important trees.

Consultee representations:

n/a

Constraints and designations:

n/a

Relevant policies, SPGs and Government guidance:

n/a

Appraisal/key issues and conclusion:

The Tregarthen's Hotel complex is situated on the west side of Hugh Town between the Garrison and St Mary's Quay. The site includes two pairs of semi-detached cottages of Starboard Light and Port Light, which are grade II listed buildings and the cottages of Gibson and Hendra. Surrounding the core of original 19th Century buildings is a multitude of later extensions of various designs. There are two entrances to the site with the main principal entrance to the hotel being from Garrison Hill.

There is an extensive report into the planning history, constraints and designations that was reported to the 19 July 2016 Planning Committee Meeting. This July 2016 report sets out all the issues and concludes that planning permission should be granted for the following proposals:

Demolition of 3 number lower ground floor hotel bedrooms, and replacement with 6 number C3 use class dwelling units for restricted holiday letting. Change of use of staff accommodation block to 2 number C3 use class dwelling units for restricted holiday letting and formation of pitched roof with stone clad chimney, to replace flat roof. Alterations to external facade of staff block including new windows, doors and cladding, demolition of chimney to former boiler. New pitched roof above dining room over existing flat roof. Partial demolition of flat roofed hotel lobby area and replacement with new entrance to hotel. Installation of green roof over flat roof to hotel lounge. Landscaping works to form outdoor dining terraces on former hotel garden and re-profiling of garden. Installation of ground source heat pump/loop, solar panels on flat roof, break tank for foul sewage. Partial demolition of wall to car park and rebuilding at cill height. Demolition of garage and store and replacement with gas bottle store.

Planning permission was granted by Decision Notice dates 12 August 2016. The permission set out 12 condition, some pre-commencement ones. This application seeks to vary conditions 2, 6, 7, 8, 9 and 10. So that details can be submitted at the phased stages of the works. There is also a temporary change to a roof, to a flat from a pitch.

Changes to Condition 2

It is sought to change some of the approved plans. These show a flat roofed solution to the front staff block. Whilst the decision of the original permission P/16/055/FUL went against the advice of Historic

England, which sought to avoid the use of a pitched roof above this block, it found that the use of such a finish to the existing building would outweigh the harm identified by Historic England, in terms of the setting to the Grade I listed building and Scheduled Monument of the Garrison Wall. The delay in implementing the pitched roof, on a temporary basis would not, in the view of the LPA, result in any significant harm to this site relative to the existing flat roof building. The proposed change in roof finish is stated to be temporary and it is considered therefore that as it does not introduce any amenity issues, it is a change that is considered acceptable in this case. Overall therefore this change to the original proposals is considered to be acceptable.

Condition 6

This proposes to agree the materials and finishes at the start of each phase. This seems a sensible approach as the Council will still sign off all these details, simply at the start of each phase rather than at the start.

Condition 7

This concerns the design and implementation of the foul water management regime. It is explained that this will not be needed until phase 3 of the development. This is partly because the details cannot be worked up until the underlying conditions are revealed and also because the capacity of the site will not be increased until this point. It is important that this work is completed and the revised timing is considered appropriate in this case.

Condition 8

The applicant seeks to defer the submission of the foul water management regime until the start of Phase 2. The justification for this change is accepted.

Condition 9

This seeks the deferral of the submission of the sustainable design measure until the start of phase 3. Again the justification is accepted in this case.

Condition 10

This concerns the landscaping scheme and again this is sought to be deferred. The reasoning is that the first 2 phases have no impact on the landscaping areas. It is considered a reasonable request that will still provide a schemes agreed by the Council.

Whilst the three objections received related to primarily the operation of noisy construction equipment on a Sunday (which has now been removed from this application) other issues were raised. In relation to landscaping then confirmation has been sought with Tresco Estate horticulturalist who has confirmed that the trees referred to a casuarina trees are infact tamarix trees (commonly called tamarisk). These trees are hardy in this location and can survive being extensively cut back and still grow back again. The trees would not be suitable candidates for a Tree Preservation Order.

In relation to the staff block being finished with a flat roof then this has been assessed above and has found to be an acceptable temporary change. The proposed phasing lasting 5 years is not a material planning consideration as a development does not have to end within 3 years and if they have commenced then any development could last for several years.

Overall it is considered that the variation of conditions, to reflect the proposed phasing is acceptable and is recommended for approval.

Recommendation:

Permit the variation of conditions as requested

ANY ADDITIONAL INFORMATION:

Signed:	Dated:	Signed:	Dated:
Planning Officer		Senior Manager	