

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

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/16/132/FUL **Date Application Registered:** 20th December 2016

Applicant:	Mrs Emily Crees Seven Stones Inn Lower Town St Martins Isles Of Scilly TR25 0QW	Agent:	Mr Thomas Jubb Framelines 5 Park Crescent Falmouth TR11 5BB
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Site Address: Seven Stones Inn Lower Town St Martin's Isles of Scilly TR25 0QW

Proposal: Side extension for use as function space and dining room and change of use of land at front for use as amenity area (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:

- **Location Plan and Site Plan: Drawing Number: 001 Revision B Dated 12/01/2017**
- **Proposed Elevations of the extension: Drawing Number: 002 Dated 14/12/2016**
- **Proposed Floor plan of the extension: Drawing Number: 003 Dated 14/12/2016**
- **Proposed roof plan of the extension: Drawing Number: 004 Dated 14/12/2016**
- **New Terrace Proposal Plan Dated 12/01/2017**
- **New Terrace Cross Section Dated 12/01/2017**

These are stamped as APPROVED.

Reason: For the avoidance of doubt and to make sure the development accords with the approved plans.

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 residential amenities of neighbouring properties.

C4 Use of the extended terrace, hereby permitted, shall cease after 11:00pm Monday to Saturday

and 10:30pm on Sundays.

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

- C5 The development hereby approved shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Local Planning Authority. The lighting shall accord with the approved details thereafter.**

Reason: 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 proliferation of external illumination. In accordance with the requirements of policy 1 of the Isles of Scilly Local Plan 2005.

PRE-INSTALLATION CONDITION – Submission of Sample Slate

- C6 Prior to their installation, a sample of the roof slates hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The building shall be constructed in accordance with the approved materials thereafter.**

Reason: To comply with Local Plan policy which requires the use of traditional materials.

PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan

- C7 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 tipping of waste. In accordance with the requirements of policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of a Written Scheme of Investigation

- C8 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 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 in the interests of understanding historical evolution of the islands. The site comprises an area of known archaeological interest where it is the Local Planning Authority's policy to provide for the examination of archaeological remains.

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). 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.

4. 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.
5. The applicant is reminded that they should seek to apply to vary their Premises Licence, with the Licencing Department at the Council (Email: licensing@scilly.gov.uk or telephone: 01720 424008) to cover any extension to areas where the serving and consumption of alcohol is required.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 25th January 2017



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

Dear Mrs Emily Crees

Please sign and complete this certificate.

This is to certify that decision notice: P/16/132/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Emily Crees.

I/we intent to commence the development as approved: Side extension for use as function space and dining room and change of use of land at front for use as amenity area (Amended Plans) at: Seven Stones Inn Lower Town St Martin's Isles Of Scilly TR25 0QW

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.

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PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan

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