



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/17/038/FUL

Date Application Registered: 16th May 2017

Applicant: Mrs C O'Brien
Thornby Grange
Thornby
Northampton
NN6 8SG

Agent: Mr Alex Browne
9 Thornton Crescent
Church Langdon
Market Harborough
LE16 7TA

Site Address: Hanjague Rocky Hill St Mary's Isles Of Scilly TR21 0NE

Proposal: Erection of garage & associated works.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- C2** The development hereby permitted, shall be carried out in accordance with the approved details only including:
- The Location Plan - O04/001
 - Block Plan - O04/005
 - Proposed Plan and Elevations - O04/030

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 Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

- C3** 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.

- C4 The building hereby approved shall be used solely as a garage/store in connection with the residential use of the property known as Hanjague and shall not be for any kind of living accommodation or in connection with any trade, business or commercial use.** Reason: To ensure that the development accords with the Policies 2 and 6 of the Local Plan, which seek to restrict any additional strain on essential services.

PRE-COMMENCEMENT CONDITION – Written Scheme of Archaeological Investigation

- C5 No development shall commence until:**
- a) A programme of archaeological work, including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and**
 - i. The programme and methodology of site investigation and recording**
 - ii. The programme for post investigation assessment**
 - iii. Provision to be made for analysis of the site investigation and recording**
 - iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
 - v. Provision to be made for archive deposition of the analysis and records of the site investigation**
 - vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**
 - b) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition a).**
 - c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. [Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]** 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 the Islands archaeological, historic and built environment, 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 preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.
- C6 The internal floor level of the building, hereby permitted, shall be no more than 5cm above existing ground level, or in accordance with a plan to be submitted and approved, in writing, by the Local Planning Authority. If a plan is agreed in writing, setting out an alternative internal floor level, the works shall then take place in accordance with that approved plan.** Reason: To minimise the impact of the building in the landscape.

PRE-COMMENCEMENT CONDITION – Submission of Landscaping

- C7 Existing planting shall be enhanced in accordance with a scheme to be agreed with the Planning Authority before any work takes place. This scheme shall include details of species, location, and timescale for implementation and once approved the planting shall take place in accordance with those details and thereafter maintained, maintenance to include the replacement of any plants that die or become diseased.** Reason: To minimise the impact of the building in the landscape.

PRE-COMMENCEMENT CONDITION – Details of external finishes to be agreed

C 8 The colour of the external finishes to the roof, walls and roller shutter door shall be agreed with the Local Planning Authority before any works take place and once agreed, works shall take place in accordance with the agreed details and thereafter maintained in accordance with those agreed details. Reason: To minimise the impact of the building in the landscape.

Further Information

- 1 On previous planning applications it was highlighted that the applicant's attention be drawn to the claim by the tenant of Sunnyside Farm that he has a permissive right of way across the rear (north) of the application site. This planning permission does not override any outstanding claim of this nature and the onus is on the developer to ensure that all necessary permissions and other consents are in place before the garage hereby permitted is constructed.
- 2 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.
- 3 In accordance with the Town and Country Planning (fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 a fee is payable to discharge any condition(s) on this planning permission. The fee is £28 for each request to discharge condition(s). The fee is payable for each individual request made to the Local Planning Authority.
- 4 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 £28 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:



Craig Dryden
Senior Manager: Infrastructure and Planning

Date of Issue: 16/06/2017



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 C O'Brien

Please sign and complete this certificate.

This is to certify that decision notice: P/17/038/FUL and the accompanying conditions have been read and understood by the applicant: Mrs C O'Brien.

I/we intend to commence the development as approved: Erection of garage & associated works at:
Hanjague Rocky Hill St Mary's Isles Of Scilly TR21 0NE

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)

Condition 3 Site Waste Management Plan

Condition 5 Written Scheme of Archaeological Investigation

Condition 7 Submission of Landscaping

Condition 8 Details of external finishes to be agreed