



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**

- C4** **A) No development shall take place until 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:**
- 1. The programme and methodology of site investigation and recording,**
  - 2. The programme for post investigation assessment,**
  - 3. Provision to be made for analysis of the site investigation and recording,**
  - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation,**
  - 5. Provision to be made for archive deposition of the analysis and records of the site investigation,**
  - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**
- B) No demolition/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 impacts upon potential below ground archaeological remains that may be present at this site. 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.

#### **PRE-COMMENCEMENT CONDITION – Submission of Landscaping**

- C5** **Prior to the commencement of development, hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall indicate the species and size of shrubs and the positions in which they will be planted. The scheme shall be carried out and completed during the planting season next following the substantial completion of the development, hereby approved unless otherwise agreed in writing. Any shrub damaged or becoming seriously diseased within five years from the date in which the scheme shall have been completed shall be replaced with the same or a similar species of shrub.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to ensure the dwelling assimilates into the landscape and to safeguard the appearance and character of the area.

### **PRE-INSTALLATION CONDITION – Sample Materials**

**C6** Prior to their installation on the development, hereby permitted, details including samples of the timber cladding and stone to be used on the elevations of the building, and the natural slate to be used for the roof covering, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To confirm details of the development not already clearly shown in the interests of the character and appearance of the building.

### **PRE-OCCUPATION CONDITION – Connection to the approved foul drainage**

**C7** Prior to the first occupation of the development hereby permitted, the dwelling shall be connected to a new sewerage treatment system, the details of which shall be agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as agreed and retained thereafter.

Reason: To prevent any effluent pollution into the surrounding area and in accordance with Policy 6 of the Local Plan.

### **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

**C8** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no external alterations to the approved development, including any new openings, extensions or outbuildings, without the prior agreement in writing of the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the locality.

### **HOUR OF OPERATION**

**C9** 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.

### **NO EXTERNAL ILLUMINATION**

**C10** 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: In order to protect the character and amenity of the area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

### **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 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 £195 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 directed to carefully read and note/implement the advice given by the Cornwall Fire and Rescue Service in their detailed consultation response.

**Signed**

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

**Senior Manager: Infrastructure and Planning**

**DATE OF ISSUE:** 6th October 2017



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
☎01720 424350  
✉planning@scilly.gov.uk

Dear Mr Alistair Martin

## Please sign and complete this certificate.

This is to certify that decision notice: P/17/048/FUL and the accompanying conditions have been read and understood by the applicant: Mr Alistair Martin.

**I/we intend to commence the development as approved:** Proposed 3 bedroom dwelling as a replacement for Kenython including associated landscaping at: Land Adjacent To Quayside Bryher 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)

- 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.
- C4 A) No development shall take place until 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:
  1. The programme and methodology of site investigation and recording,
  2. The programme for post investigation assessment,
  3. Provision to be made for analysis of the site investigation and recording,

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation,
5. Provision to be made for archive deposition of the analysis and records of the site investigation,
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No demolition/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.]

C5 Prior to the commencement of development, hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall indicate the species and size of shrubs and the positions in which they will be planted. The scheme shall be carried out and completed during the planting season next following the substantial completion of the development, hereby approved unless otherwise agreed in writing. Any shrub damaged or becoming seriously diseased within five years from the date in which the scheme shall have been completed shall be replaced with the same or a similar species of shrub.