



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/17/052/FUL **Date Application Registered:** 29th June 2017

Applicant: Mr Arthur Miller
Cranford North
81A Station Road
Okehampton
Devon
EX20 1ED

Agent: Mr Robert Green
Newford House
Porthloo
St Mary's
Isles of Scilly
TR21 ONE

Site Address: Old Pharmacy The Parade Hugh Town St Mary's Isles of Scilly

Proposal: Change of use of part ancillary A1 use (shop) to extension of existing C3 use (residential), change of use of part A1 use (shop) to B1 use (Business) including removal of existing shopfront and replacement with new and new dormer to rear at Old Pharmacy (formerly Sports Mode) and Serica, The Parade.

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:

- **The Location Plan - Drawing Number SM01**
- **The Proposed elevations contextual - Drawing Number SM07**
- **The Proposed elevations and sections - Drawing Number SM08**
- **The Proposed floor plans - Drawing Number SM06**
- **The Proposed sections - Drawing Number SM09**

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

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 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.

REMOVAL OF PERMITTED CHANGE OF USE – FROM APPROVED SINGLE DWELLING

- C5 Notwithstanding the provisions of the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification), the area outlined in red on the attached floor plan, shall be used as one unit of residential accommodation (use class C3) and for no other purpose.**

Reason: Any other use would require further assessment in accordance with policy 3 of the Isles of Scilly Local Plan 2005.

REMOVAL OF PERMITTED CHANGE OF USE – FROM A1 AND B1 USES APPROVED

- C6 Notwithstanding the provisions of the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification), the area outlined in green on the attached floor plan, shall not be used other than for purposes falling within use classes A1 and B1(a) of the Use Classes Order 1987, without the prior grant of planning permission from the Local Planning Authority.**

Reason: Any other use would require further assessment in accordance with policy 4 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – 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 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 – Finish and materials of roof lantern

- C8 Prior to its installation details of the material for the proposed roof lantern shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved details only.**

Reason: This is a pre-commencement condition that requires details to be submitted to consider the detailed impact of the finish of the roof lantern. As these details were not submitted as part of the scheme, they are required to be agreed before the roof lantern is installed, to ensure it does not give rise to any wider harm to the character of the area as a designated conservation area and AONB. To ensure the development is in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

Further Information

1. The applicant/agent is reminded that should a commercial extraction unit be required in connection with the proposed retail unit (use class A1) planning permission will be required and the appropriate forms, plans and fee should be submitted to the planning department of the Isles of Scilly Council.
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 Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. **The fee would be £97 for each request to discharge condition(s)** where the planning permission relates to any other type of development other than a householder application. 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 £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.
5. The applicant is reminded that only uses falling within the classes approved are permitted to take place. The use of the forecourt to the front of the premises is only permitted to be used ancillary to those businesses and not for any other use which may require planning permission.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 24th August 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 Mr Arthur Miller

Please sign and complete this certificate.

This is to certify that decision notice: P/17/052/FUL and the accompanying conditions have been read and understood by the applicant: Mr Arthur Miller.

I/we intent to commence the development as approved: Change of use of part ancillary A1 use (shop) to extension of existing C3 use (residential), change of use of part A1 use (shop) to B1 use (Business) including removal of existing shopfront and replacement with new and new dormer to rear at Old Pharmacy (formerly Sports Mode) and Serica, The Parade at: Old Pharmacy The Parade Hugh Town St Mary'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 CONDITIONS

- 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 only.
- C8 Prior to its installation details of the material for the proposed roof lantern shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved details only.