



**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](mailto:planning@scilly.gov.uk)

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

---

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	P/17/080/FUL	<b>Date Application Registered:</b>	28th September 2017
<b>Applicant:</b>	Mr Adam Morton Par Cottage Higher Town St Martin's Isles Of Scilly TR25 0QL		

**Site Address:** Land Adj to Adam's Fish & Chips Higher Town St Martin's Isles Of Scilly

**Proposal:** Erection of a new dwelling for staff accommodation, to include 3 ensuite bedrooms and shared lounge/kitchen facilities.

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 approved shall be carried strictly in accordance with the submitted plans, 1:1250 location plan (date produced 15 Sep 2017), 1:100 elevation and floor plans, and 1:100 layout plan.**  
**These are stamped as APPROVED.**  
Reason: To ensure a satisfactory standard of development in the interests of complying with planning policies and the visual amenities of the area.

#### **PRE-INSTALLATION CONDITION – Details of external lighting to be approved**

- C3 Prior to the installation of any external lighting to the building or the area around the building hereby permitted, details shall be submitted to and approved by the Local Planning Authority. Once approved the lighting shall be installed and maintained in accordance with the agreed details.**  
Reason: In the interests of the amenities of the area, to accord with Policies 1 and 2 of the Local Plan, and to protect the dark night sky of the Isles of Scilly.
- C4 The development shall be constructed with the external materials shown on the approved plans and accompanying application details, with the external timber boarding matching the colour and**

**finish of the adjoining the restaurant building, unless alternative materials are agreed in writing by the Local Planning Authority.**

Reason: In the interests of the visual amenities of the area and to accord with the Policies 1 and 2 of the Local Plan.

- C5 The building hereby permitted shall be constructed from existing ground levels, and the level of the base of the building shall not be raised above the adjoining land level, unless agreed in writing by the Local Planning Authority.**

Reason: To ensure that the building is constructed from a level that minimises its impact on the character and appearance of the area.

- C6 The pittosporum hedge along the western and southern sides of the site, where the hedge is adjacent to the sides of the new building, shall be maintained at a height of no less than 3m above ground level, when measured from the adjoining land within the application site.**

Reason: To ensure that the appearance of the building is softened within the landscape by the retention of traditional hedge boundaries.

- C7 The building hereby permitted shall not be occupied other than by staff in conjunction with the adjoining fish and chip restaurant and/or other businesses on the island of St Martins. For the avoidance of doubt the accommodation shall not be occupied as a second or holiday home. The owner of the accommodation shall maintain a record of the occupants of the accommodation, together with their work location and activity, and shall make the records available to the Local Planning Authority on request to demonstrate compliance with this condition.**

Reason: To meet the requirements of Policy 3 of the Local Plan and in the interests of assisting a sustainable economy on the Island of St Martins.

- C8 The building, hereby permitted, shall not be sold, leased or separated from the adjoining fish and chip restaurant.**

Reason: To accord with the terms of the application, to ensure that the staff accommodation is available to serve the restaurant, and to ensure that the buildings operate satisfactorily together, sharing access and other facilities such as water supply and drainage.

- C9 Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order amending or reenacting that order, the building hereby permitted shall not be extended, altered or the use changed, without the express grant of planning permission from the Local Planning Authority.**

Reason: To accord with the specific details of the application, to ensure that the building continues to fulfil its dedicated employment support function and to protect the character and appearance of the area from unsympathetic alterations and extensions.

#### **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.

**Signed**

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 10/11/2017



# **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](mailto:planning@scilly.gov.uk)

Dear Mr Adam Morton

## **Please sign and complete this certificate.**

This is to certify that decision notice: P/17/080/FUL and the accompanying conditions have been read and understood by the applicant: Mr Adam Morton.

**I/we intend to commence the development as approved:** Erection of a new dwelling for staff accommodation, to include 3 ensuite bedrooms and shared lounge/kitchen facilities at: Land Adj To Adam's Fish & Chips Higher Town St Martin'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-IMPLEMENTATION CONDITION(S)**

- C3 Prior to the installation of any external lighting to the building or the area around the building hereby permitted, details shall be submitted to and approved by the Local Planning Authority. Once approved the lighting shall be installed and maintained in accordance with the agreed details.