



Council of the  
ISLES OF SCILLY

# 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

Application for Planning Permission.  
Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 1. Applicant Name, Address and Contact Details

Title:	Mrs	First Name:	Bryony	Surname:	Lishman
Company name:					
Street address:	Mincarlo				
	Carn Thomas				
	Hugh Town				
Town/City:	ST MARY'S				
Country:					
Postcode:	TR21 0PT				
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No

## 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal is to construct a small external porch and bridge from the managers' accommodation at Mincarlo, on the north side of the building at the back. The existing window on the first floor would be opened up and an elevated porch built above the back yard of the B&B, with a bridge going across to the rear garden (where we hang washing, keep chickens etc).

This would enable more discreet management of household practicalities such as our own waste disposal and taking out compost/ashes; these currently have to be brought out through the main guest area of the B&B. With growing children (10 & 12 years) this would also erase the need for frequent family access through the B&B environment e.g. with sand or dripping wetsuits from sailing club/sea swimming, kayaking etc. that island life readily permits.

The design uses wood & glass sympathetic to the age and design of the building, allowing extra light into what is currently a fairly dark part of our home space. Larger windows on the top floor would provide more light.

This proposal would significantly improve access to the building on a personal/family level, but there is no proposed change of use to the manager's accommodation; the design does not alter the current internal access as used throughout the year for management of the B&B.

The development would reduce wear and tear on the public corridors of the B&B, reduce clutter in these spaces (family shoes & paraphernalia) as well as provide our family with a little more privacy than we currently have. The proposal would have a huge impact on our desire to enjoy the back garden, take meals outside during summer months etc. (an important part of family life currently significantly reduced by lack of access to this part of the property).

Has the building, work or change of use already started? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Advice to submit full planning permission following verbal discussion of the proposal, this was in addition to a previous on-site viewing (in 2016) of the space where the external access is proposed.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

## 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Boundary Treatments - description:

Description of *existing* materials and finishes:

(None)

Description of *proposed* materials and finishes:

Bridge/walkway to garden in tanalised timber

### Doors - description:

Description of *existing* materials and finishes:

(None)

Description of *proposed* materials and finishes:

Hardwood timber (painted white) and glass

### Lighting - description:

Description of *existing* materials and finishes:

(None)

Description of *proposed* materials and finishes:

Discreet porch lighting such as fairy lights or a small solar motion-activated security light

### Roof - description:

Description of *existing* materials and finishes:

(None)

Description of *proposed* materials and finishes:

Porch roof constructed from hardwood timber (painted white) and glass

### Walls - description:

Description of *existing* materials and finishes:

White painted external walls

Description of *proposed* materials and finishes:

Porch walls constructed from hardwood timber (painted white) and glass

### Windows - description:

Description of *existing* materials and finishes:

Pine sash window painted white

Description of *proposed* materials and finishes:

Hardwood timber window surround (painted white) and glass

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

## 10. Vehicle Parking

No Vehicle Parking details were submitted for this application

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

☐

## 11. Foul Sewage

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

## 14. Existing Use

Please describe the current use of the site:

The current use of the site is a north-facing external window from the managers' accommodation looking out towards the rear garden. Below is a concreted yard housing bottled gas, waste bins, recycling crates, outbuildings and rear/trade access to the property. This area is used for both the b&b (staff/trade) and by our family as we tend to enter the house from the back, leaving the front entrance mainly for guests.

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

## 17. Residential Units

### Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

### Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?

14.00

sq.metres

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

(None)

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

23. Hazardous Substances

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B  
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
<div><div>Name: Barbara Duncan</div><div>Number: Suffix: House name: Biggal</div><div>Street: Carn Thomas</div><div>Locality: St Mary's</div><div>Town: Isles of Scilly</div><div>Postcode: TR21 0PT</div></div>	<div>14/12/2017</div>
<div><div>Name: David Duncan</div><div>Number: Suffix: House name: Beachaven</div><div>Street: Strand</div><div>Locality: St Mary's</div><div>Town: Isles of Scilly</div><div>Postcode: TR21 0PT</div></div>	<div>14/12/2017</div>
<div><div>Name: Stephen Duncan</div><div>Number: 21 Suffix: House name:</div><div>Street: 27 Wilroy Gardens</div><div>Locality:</div><div>Town: Southampton</div><div>Postcode: SO16 9WF</div></div>	<div>14/12/2017</div>
<div><div>Name: Sarah Duncan</div><div>Number: Suffix: House name: Old Pheasant Eye</div><div>Street: Green Farm, Green Lane</div><div>Locality: Pelistry</div><div>Town: St Mary's, Isles of Scilly</div></div>	<div>14/12/2017</div>

25. Certificates (Certificate B)

Postcode:		TR21 0NX			
Title:	Mrs	First name:	Bryony	Surname:	Lishman
Person role:	APPLICANT		Declaration date:	14/12/2017	<input checked="" type="checkbox"/> Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.	<input checked="" type="checkbox"/>	Date	14/12/2017
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