



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 0300 1234 105 – 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/17/113/FUL

Date Application Registered: 5th January 2018

Applicant: Mr Tom Smith
Downs Farm
Downs
St Agnes
Isles Of Scilly
TR22 OPL

Site Address: Land At Downs Farm, Downs, St Agnes, Isles Of Scilly

Proposal: Erection of farm building.

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:**

- o The Location Plan, on A4.**
- o Proposed Site Plan, on A4.**
- o Proposed Plans, drawing number: 1230**

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 – Archaeological Written Scheme of Investigation

- C3 A) No development shall commence 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:**

- The programme and methodology of site investigation and recording
 - The programme for post investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - Provision to be made for archive deposition of the analysis and records of the site investigation.
 - 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.

- C4 The building, hereby approved, shall be constructed with anthracite grey, cement fibre roof sheets and translucent sheets, as shown on the approved plans, unless otherwise previously agreed in writing with the Local Planning Authority. The roof shall be covered and maintained in the approved material thereafter.**

Reason: In the interests of the appearance of the development and to ensure the development harmonises with its surroundings in the interests of the visual amenities and character of this area.

- C5 In addition to Condition 4, the building hereby approved shall be constructed with timber boarding to the external elevations as shown on the approved plans, unless an alternative material has previously been agreed in writing with the Local Planning Authority. The elevations shall remain externally clad with the agreed material thereafter.**

Reason: In the interests of the appearance of the development and to ensure the development harmonises with its surroundings in the interests of the visual amenities and character of this area.

- C6 The development hereby approved shall be used solely for the purposes of agriculture or horticulture as defined under Section 336 of the Town & Country Planning Act 1990.**

Reason: To ensure that the development hereby permitted is used solely for the purposes of agriculture and horticulture.

PRE-INSTALLATION CONDITION – Site Waste Management Plan

- C7** Prior to installation on the building hereby approved, details of external lighting or floodlighting to be installed shall be submitted to and agreed in writing with the Local Planning Authority. Such details shall include the position of the light(s) on the building, its design and direction of light beam. The external lighting shall thereafter be installed in accordance with the agreed details.

Reason: To retain control over external lighting in the interests of visual amenity.

Further Information

- 1** CORNWALL FIRE AND RESCUE SERVICE INFORMATIVE: Access for fire appliances: Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, 2007.

Water Supplies: Adequate water supplies for Firefighting purposes will be achieved by:

- Complying with the requirements as detailed in the attached guidance note W102.

- 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 £234 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 £234 would be required) or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer.

Signed

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 2nd March 2018



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 Tom Smith,

Please sign and complete this certificate.

This is to certify that decision notice: P/17/113/FUL and the accompanying conditions have been read and understood by the applicant: Mr Tom Smith.

I intend to commence the development as approved: Erection of farm building. at: Land At Downs Farm
Downs St Agnes Isles Of Scilly

on:

and I am aware of any conditions that need to be discharged before works commence. I 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 or the relevant aspect of it. 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.

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- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
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- Provision to be made for publication and dissemination of the analysis and records of the site investigation.
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- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
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