



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/18/004/FUL

Date Application Registered: 2nd February 2018

Applicant: Mr Ben Eaton
Carn Vean
Pelistry
St Mary's
Isles Of Scilly
TR21 0NX

Agent: Paul Osborne
Jus Limin
Carn Thomas
St Mary's
Isles Of Scilly
TR21 OPT

Site Address: Carn Vean Barn Pelistry Lane Pelistry St Mary's Isles of Scilly

Proposal: Erection of staff/family annex accommodation with amended design to that approved under planning permission P/13/078.

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:

- **The Location Plan**
- **Block Plan**
- **Proposed Amended Plan - Drawing Number CV-AP-5a**

These are 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.

RESTRICTION OF OCCUPANCY TO STAFF ONLY

C3 The occupation of the accommodation hereby permitted shall be limited to the owner(s) or a person(s) solely or mainly employed at Carn Vean Guest House & Restaurant and shall be occupied as an integral part of the existing premises edged in green on the approved plans and shall not be sold or sublet or otherwise disposed of as a separate unit of accommodation.

Reason: To ensure that the accommodation is occupied by only the owner or persons fully or mainly employed in the Carn Vean Guest House & Restaurant in accordance with Policy 3 of the

Local Plan.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), there shall be no extensions, outbuildings or external alterations to the building subject to this application without the prior agreement in writing of the Planning Authority.

Reason: To safeguard the character and appearance of the building and the surrounding area.

C5 All external and internal works involving machinery required in connection with the implementation of this permission shall be restricted between 0800 and 1800 hours Monday to Saturdays. 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.

PRE-INSTALLATION CONDITION – Submission of window details for approval

C6 Prior to installation large scale (1:20) drawings showing details of the window frames and doors to be used in the development shall be submitted to and be approved in writing by the Local Planning Authority. The details shall show the profile of any glazing bars, method of opening, reveal back from the facing brick or stone and finished colour and treatment. Once approved the windows and doors shall be installed in accordance with the approved scheme and thereafter shall be retained.

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.

PRE-COMMENCEMENT CONDITION – Submission of 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 unless otherwise agreed in writing by the Planning Authority.

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 – Submission of Sustainable Design Measures

C8 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures as well as energy saving measures. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the accommodation hereby permitted.

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 where design features can be incorporated to reduce energy and water consumption. This is to ensure the proposal incorporates sustainable design measures and to minimise the impact of the development on essential infrastructure in accordance with Policies 2 and 6 of the Local Plan.

Further Information

- 1 The applicant is reminded of the provision of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994. This planning permission does not absolve the applicant with complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described by Part IV of Circular 06/2005.
- 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, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 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. 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



Senior Manager: Infrastructure and Planning

DATE OF ISSUE:

23 March 2018

