



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – 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

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/18/025/FUL

**Date Application Registered:** 3rd April 2018

**Applicant:** Mr Richard Perkins  
Trethagan  
Churchtown  
St Martin's  
Isles Of Scilly  
TR25 0QL

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

**Site Address:** Trethagan Churchtown St Martin's Isles of Scilly TR25 0QL

**Proposal:** Replacement of existing shed and change of use to use class A1 (shop).

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:**

- **Location Plan, dated 27th March 2018**
- **Site Plan, dated 27th March 2018**
- **Proposed Materials and Elevations Plan, Date Stamped 27th March 2018**

**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.

**C3 Notwithstanding the provisions of Article 3(3) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) the building hereby permitted shall be used only as an A1 retail unit and for no other purpose including any other changes under Part 3 Class C, Class D, Class G, Class H, Class J, Class M, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without first obtaining planning permission.**

Reason: Any other use would require further assessment in accordance with Policy 4 of the Isles of

Scilly Local Plan and to ensure the development is in keeping with the character of the site in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

- C4 The A1 premises hereby approved shall not be occupied or used at any time other than for retail purposes ancillary to the residential use of the dwelling known as Trethagan, Higher Town St Martins and shall not be severed from the main house as a separate retail unit. Should the retail business cease then the structure shall revert back to ancillary residential use only.**  
Reason: The creation of a separate retail unit independent to the dwelling would require further assessment to ensure that it does not give rise to harm to the character of the area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.
- C5 The development hereby approved shall not be externally lit unless the specification of the lighting has been submitted to and approved in writing by the Local Planning Authority, through a discharge of this condition or through a further application for planning permission. 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.
- C6 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**  
Reason: In the interests of protecting the residential amenities of neighbouring properties.

#### **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 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.
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.

**Signed**



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 24<sup>th</sup> May 2018





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Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mr Richard Perkins

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

This is to certify that decision notice: P/18/025/FUL and the accompanying conditions have been read and understood by the applicant: Mr Richard Perkins.

**I/we intend to commence the development as approved:** Replacement of existing shed and change of use to use class A1 (shop) at: Trethagan Churchtown St Martin's Isles of Scilly TR25 0QL

**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.