



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

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

PERMISSION FOR DEVELOPMENT

Application No: P/18/034/FUL

Date Application Registered: 4th May 2018

Applicant: The Council Of The Isles Of
Scilly
Town Hall
St Mary's
Isles Of Scilly
TR21 0LW

Agent: Mr Edward Flood
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

Site Address: Carn Gwaval Health and Wellbeing Centre Carn Gwaval Old Town St Mary's Isles of Scilly

Proposal: Revised scheme of P/17/065/FUL for a single storey extension, new external play area, buggy store (canopy) and associated landscape works

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:

- Carn Gwaval Wellbeing Centre, St Mary's, Isles of Scilly - Written Scheme of Investigation for Archaeological Watching Brief, Date Stamped 3rd May 2018.
- Site Waste Management Plan, by Stride Treglown, dated May 2018 and Date Stamped 3rd May 2018.
- Planning Design and Access Statement (Inc. Heritage Statement), by Stride Treglown, dated 30.04.2018 and Date Stamped 3rd May 2018.
- The Block Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09004 Rev.P31 Date Stamped 3rd May 2018
- Site Location Plan- drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09001 Rev.P31 Date Stamped 3rd May 2018
- Proposed Site Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09003 Rev. P31 date stamped 3rd May 2018
- Proposed demolition plan, drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-01003 Rev. P31 Date Stamped 3rd May 2018
- Proposed External Works - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-09101 Rev.

P31 Date Stamped 3rd May 2018

- **Proposed Roof Plan, Drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-03001 Rev.P08 Date Stamped 3rd May 2018**
- **Proposed GA Ground Floor Plan, Drawing Number: 150457-STL-XX-ZZ-DR-A-XXXX-001004 Rev.P31 date stamped 3rd May 2018**
- **Proposed Section Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-03001 Rev.P31 date stamped 3rd May 2018**
- **Proposed Elevations Plan - drawing number: 150457-STL-XX-ZZ-DR-A-XXXX-02002 Rev.P31 date stamped 3rd May 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 (A) Development shall take place only in accordance with the Written Scheme of Investigation for archaeological monitoring produced by Cornwall Archaeological Unit and submitted as part of the application.

(B) 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 as approved 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: To fully understand the impact of the works upon the Islands archaeological, historic and built environment, and 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 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturday. 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.

C5 The development hereby approved shall not be externally lit unless the specification of the lighting has been submitted to and agreed in writing by the Local Planning Authority. 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.

PRE-INSTALLATION CONDITION – Submission of Boundary Fence Design and Detailing

C6 Notwithstanding the submitted information and before the installation of the boundary fence, hereby approved, scale drawings of the finish, materials and design of a 1.8m high boundary fence, as indicated on the attached plan, shall be submitted to and agreed in writing by the Local Planning Authority. The fence shall be installed as approved and maintained as such thereafter.

Reason: In order to create a sensitive boundary to safeguard the visual amenity between the nursery site and the wider community facilities at Carn Gwaval including the school, sport centre and Health and Wellbeing centre in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-USE CONDITION – Submission of colour of render finish

C7 Before the application of render to the external finish of the works, hereby approved, details of the colour finish shall be submitted to and approved in writing by the Local Planning Authority.

The render shall be applied as approved and maintained as such 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.

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 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 £116 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 £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.
4. The Travel Plan for the Heath & Well-Being Centre (in association with the Travel Plan for the Five Islands School) shall be reviewed and updated by the Travel Plan working group to incorporate the Nursery, including the extended area hereby permitted. The operator of the nursery should encourage alternative travel arrangements other than by motor car in accordance with the reviewed Travel Plan.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 12th July 2018



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424455
✉planning@scilly.gov.uk

Dear The Council Of The Isles Of Scilly

Please sign and complete this certificate.

This is to certify that decision notice: P/18/034/FUL and the accompanying conditions have been read and understood by the applicant: The Council Of The Isles Of Scilly.

I/we intend to commence the development as approved: Revised scheme of P/17/065/FUL for a single storey extension, new external play area, buggy store (canopy) and associated landscape works at: Carn Gwaval Health And Wellbeing Centre Carn Gwaval Old Town St Mary'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-INSTALLATION/USE CONDITION

- C6 Before the installation of the boundary fence, hereby approved, scale drawings of the finish, materials and design of the 1.8m high boundary fence, including features to create a sense of openness whilst retaining security, shall be submitted to and agreed in writing by the Local Planning Authority. The fence shall be installed as approved and maintained as such thereafter.
- C7 Before the application of render to the external finish of the works, hereby approved, details of the colour finish shall be submitted to and approved in writing by the Local Planning Authority. The render shall be applied as approved and maintained as such thereafter.