



**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/18/036/FUL

**Date Application Registered:** 15th May 2018

**Applicant:** Mr Jon And Daniel May  
Peninnis House  
Church Road  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0NA

**Site Address:** Peninnis Farm Buildings King Edwards Road Hugh Town St Mary's Isles Of Scilly

**Proposal:** Retrospective application for planning permission for the creation of a self-contained unit of staff accommodation.

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:**

- **Site Plan, Drawing Number: 2071/04 dated 05.12.2015 and date stamped 14th May 2018**
- **Site Location Plan, Date Stamped 14th May 2018**
- **Existing and Proposed Floor Plans, Drawing Number: PFS-3A dated Sept 2017 and date stamped 14th May 2018**
- **Existing and Proposed Elevations, Drawing Number: PFS-3A dated Sept 2017 and date stamped 14th 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 Listed Building and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

**C3 The premises shall be used for staff accommodation in connection with the applicant's businesses limited to Peninnis Farm, Peninnis Farm Lodges, Sandpiper apartments and shop and the Farm Deli only and for no other purpose, including any other purpose in Class C3 of the**

**Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

Reason: Any other use would require further assessment in accordance with policies 1 and 3 of the adopted Isles of Scilly Local Plan 2005.

**C4 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), additions or alterations to the roof (Part 1 Class B and Class C), porches (Part 1 Class D), curtilage buildings (Part 1 Class E), hard surfacing (Part 1, Class F) or means of enclosure (Part 2 Class A) shall be erected/constructed without first obtaining planning permission.**

Reason: The self-contained residential unit is ancillary staff accommodation only without no defined curtilage and to prevent the over intensive development of the site in accordance with Policy 1 of the adopted 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 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:** 11<sup>th</sup> 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 Mr Jon And Daniel May

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

This is to certify that decision notice: P/18/036/FUL and the accompanying conditions have been read and understood by the applicant: Mr Jon And Daniel May.

**I/we intend to commence the development as approved:** Retrospective application for planning permission for the creation of a self-contained unit of staff accommodation. at: Peninnis Farm Buildings King Edwards Road Hugh 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:.....