



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/18/043/FUL

Date Application Registered: 6th June 2018

Applicant: Mr Robert Dorrien-Smith
Tresco Estate Office
Tresco
Isles Of Scilly
TR24 0QQ

Agent: Mr Martin Llewellyn
The Barn
Kennel Lane
Kennel Lane
East Pennard Shepton
Mallet
BA4 6TT

Site Address: Land At Sea Garden Cottages Back Lane Norrad Tresco Isles of Scilly

Proposal: Erection of new building for as a multi-purpose space.

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, Drawing Number: 4032-018A dated June '18**
- **Elevations Proposed, Drawing Number: 4032-100 dated May '18**
- **Site Plan Proposed, Drawing Number: 4032-020 dated May '18**
- **Floor Plans and Sections, Drawing Number: 4032-101 dated May '18**
- **Design and Access Statement, Date Stamped 30 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 adopted Isles of Scilly Local Plan 2005 and Policy SS2, OE1 and OE2 of Publication Draft Isles of Scilly Local Plan 2015-2030.

C3 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.

PRE-COMMENCEMENT CONDITION – SUBMISSION OF A CONSTRUCTION METHOD STATEMENT

- C4** No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The means and timing of the delivery of materials to the islands which, if by landing craft, should be outside of the main bird breeding season;
 2. Loading and unloading of plant and materials;
 3. Storage of plant and materials used in constructing the development;
 4. Measures to control the emission of dust and dirt during construction;
 5. A scheme for recycling/disposing of waste resulting from demolition and construction works.

On completion of the development any contractors compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

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 natural environment designation and to ensure that the construction of the development is adequately controlled and to protect the amenities of the area and essential infrastructure in accordance with Policies 1, 2 and 6 of the adopted Isles of Scilly Local Plan 2005 and Policy SS2 and OE2 of Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – SUBMISSION OF WRITTEN SCHEME OF INVESTIGATION

- C5** A) No development shall take place 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
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No demolition/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 in writing 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 adopted Isles of

PRE-USE CONDITION – CONNECTION TO SEWERAGE TREATMENT SYSTEM

- C6** Prior to the first use of the building, hereby permitted, it shall be connected to either an existing sewerage treatment system with sufficient capacity or a new sewerage treatment system the details of which shall be agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as agreed.

Reason: To prevent any effluent pollution into the surrounding area and in accordance with Policy 6 of the Local Plan and Policy SS5 of Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – SUBMISSION OF SUSTAINABLE DESIGN MEASURES

- C7** 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 and renewable energy generation. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

Reason: To minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 and Policy SS6 Publication Draft Isles of Scilly Local Plan 2015-2030

REMOVAL OF PERMITTED CHANGES OF USE

- C8** The premises shall be used for a multi-purpose space within Use Class D2 and for no other purpose, including any other permitted changes of Use within the Schedule to the Town and Country Planning (Use Classes) Order 1987 and (General Permitted Development) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting those Orders with or without modification.

Reason: To ensure the use of the building is restricted for the purposes set out in the application in accordance with Policy 4 of the adopted Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – SUBMISSION OF A LANDSCAPING SCHEME

- C9** Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development. Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (15th September and 15th March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

Reason: To enable the Local Planning Authority to consider details not sufficiently provided as part of the current application, to assimilate the development into the landscape and to safeguard the appearance and character of this part of the Islands in accordance with Policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and Policies OE1, OE2 and WC5 Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-USE CONDITION – SUBMISSION COLOUR FINISH OF ROOF MATERIALS

- C10** Prior to the application of roofing material, of the building hereby permitted, precise details of the colour shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as

such thereafter.

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Local Plan 2005 and Policies SS2 and OE1 of the Publication Draft Isles of Scilly Local Plan 2015-2030

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 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) and 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 Applicant is reminded of the provisions 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 from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 11th 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 Robert Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/18/043/FUL and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

I/we intend to commence the development as approved: Erection of new building for as a multi-purpose space at: Land At Sea Garden Cottages Back Lane Norrad Tresco 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-COMMENCEMENT/USE/INSTALATION CONDITIONS

PRE-COMMENCEMENT CONDITION – SUBMISSION OF A CONSTRUCTION METHOD STATEMENT

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 9. Measures to control the emission of dust and dirt during construction;
 10. A scheme for recycling/disposing of waste resulting from demolition and construction works.

On completion of the development any contractors compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated

to its former condition within three months.

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- 7.** The programme and methodology of site investigation and recording
 - 8.** The programme for post investigation assessment
 - 9.** Provision to be made for analysis of the site investigation and recording
 - 10.** Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - 11.** Provision to be made for archive deposition of the analysis and records of the site investigation
 - 12.** Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B)** No demolition/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.

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- C8** The premises shall be used for a multi-purpose space within Use Class D2 and for no other purpose, including any other permitted changes of Use within the Schedule to the Town and Country Planning (Use Classes) Order 1987 and (General Permitted Development) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting those Orders with or without modification.

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Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (15th September and 15th March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.

PRE-USE CONDITION – SUBMISSION COLOUR FINISH OF ROOF MATERIALS

- C10** Prior to the application of any coloured render on any external surface, of the dwelling hereby permitted, precise details of the colour shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.