

From: Chris Marsh
To: [Walton Lisa](#)
Cc: [King Andrew](#); [Dryden Craig](#)
Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins
Date: 12 September 2018 11:07:56
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[a3b18a0e-88a4-428b-a5a0-a8b529421e8e.png](#)
[image7dce1b.PNG](#)
[image206eb4.PNG](#)
[image0339e3.PNG](#)
[imageb2470b.PNG](#)

Good morning, Lisa,

Thanks for your patience and apologies for the lack of updates on this. Mindful of the timescales, we are happy to agree the extension of time to 14 November as suggested.

We now have a full topographical survey for the site, from which our designer has worked up an updated layout based on the previously-agreed principles of minimising projection above datum levels within the site, reflecting this in a section detail through the two units with the greatest 'drop' across their plan. Our landscape consultant is updating the LVIA in the light of the changes and we expect to have this ready to submit for consultation very soon.

Further to that, provided you are able to indicate a general support for the updated design aspects of the scheme, we will then promptly arrange for archaeological information to be produced as required and submit this for consideration. Now we are outside of the holidays, I would expect this can be produced on a fairly quick turnaround following your positive indication.

I hope the above sounds reasonable and thank you again for your proactive approach to this application.

Kind regards,

Chris Marsh
Senior Planner

DDI: 01242 531431

E: chris.marsh@evansjones.co.uk

Royal Mews, St Georges Place, Cheltenham, Gloucestershire, GL50 3PQ

T: 01242 522822 **M:** 07917 156484



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From: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Sent: 12 September 2018 09:31
To: Chris Marsh <Chris.Marsh@evansjones.co.uk>
Cc: King Andrew <Andrew.King@scilly.gov.uk>; Dryden Craig <Craig.Dryden@scilly.gov.uk>
Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins
Importance: High

Dear Chris

As we're still waiting for additional information on this application there is now no time to carry out any re-consultation ahead of bringing this to the October Full Council. My report deadline is the end of this week/early next week. I would therefore like to understand the position of the additional information? If this is forthcoming then I would like to arrange a further Extension of Time to enable a decision to be made at the November Full Council (08/11/2018) so an extension up to 14th November would be beneficial. If the information is going to take some time then I would suggest that the application is withdrawn pending the gathering of all the information required.

Please can you let me know the current situation with respect to the proposed glamping site at St Martins?

Many thanks

Lisa

From: Chris Marsh <Chris.Marsh@evansjones.co.uk>
Sent: 07 August 2018 07:52

To: Walton Lisa <Lisa.Walton@scilly.gov.uk>

Cc: King Andrew <Andrew.King@scilly.gov.uk>; Dryden Craig <Craig.Dryden@scilly.gov.uk>

Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Dear Lisa,

Thanks for letting me know. I was just about to email you to update on our timeframes, as it has taken longer than hoped to schedule the topographical survey on which the other work is predicated. This will now take place over 15-16 August, so I anticipate the package of further elevations/sections will not be with you until after your return in any case.

I hope we can discuss shortly thereafter in order to understand whether the information addresses any initial concerns over visual impact and what may be required in terms of heritage assessment. In any case, I assume the likelihood is that this will now need to go to the October Committee, which is no problem from our perspective.

Enjoy your break,

Chris Marsh
Senior Planner

DDI: 01242 531431

E: chris.marsh@evansjones.co.uk

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From: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Sent: 06 August 2018 16:42
To: Chris Marsh <Chris.Marsh@evansjones.co.uk>
Cc: King Andrew <Andrew.King@scilly.gov.uk>; Dryden Craig <Craig.Dryden@scilly.gov.uk>
Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Dear Chris

I just wanted to let you know that I will be out of the office after tomorrow and will not be back (or checking emails until Monday 27th August). Please can you send through any additional information to address the outstanding issues to andrew.king@scilly.gov.uk

Andrew will liaise with Craig Dryden (Senior Manager) in my absence and they will let you know whether or not the additional heritage impact assessment is still required before a recommendation can be made to Full Council on the proposed tents.

Many thanks
Lisa

From: Walton Lisa
Sent: 19 July 2018 09:23
To: 'Chris Marsh' <Chris.Marsh@evansjones.co.uk>
Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Thank you for confirming this Chris. There are no representations other than those online. The Councillor who called this application in did mention that he thought some other local representations will be submitted. Possibly once people see the site notice then they may get in touch. We will not send these to you but they will be put online once received.

- a. Instruct a full topographical survey of the site (to an arbitrary datum – the key information is how levels relate to one another, rather than to the surroundings). **Fixed datum outside the site should be identified on the plan**
- b. Revise the site layout to achieve the 6m separation, seeking to minimise variance in levels beneath any single platform
- c. Update the LVIA accordingly, considering whether the visual impacts remain within an acceptable range
- d. Produce an indicative elevation/section detail of the unit with the most severe drop in ground levels beneath
- e. Submit this package of information to you, together with an accompanying covering letter

I would ask that you address the infrastructure issues – water/foul waste/cooking/toilets/showering also.

Thanks

Lisa

From: Chris Marsh <Chris.Marsh@evansjones.co.uk>

Sent: 19 July 2018 07:44

To: Walton Lisa <Lisa.Walton@scilly.gov.uk>

Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Dear Lisa,

Many thanks for your email and your time on the phone earlier. Having now discussed with my client, I can confirm that we are agreeable to the proposed extension of time to 14 September.

In respect of the approach discussed and agreed in principle, I would summarise this as follows:

- a. Instruct a full topographical survey of the site (to an arbitrary datum – the key information is how levels relate to one another, rather than to the surroundings)
- b. Revise the site layout to achieve the 6m separation, seeking to minimise variance in levels beneath any single platform
- c. Update the LVIA accordingly, considering whether the visual impacts remain within an acceptable range
- d. Produce an indicative elevation/section detail of the unit with the most severe drop in ground levels beneath
- e. Submit this package of information to you, together with an accompanying covering letter

Subject to your review and general satisfaction with the above, we would then look to instruct a qualified archaeologist to produce an additional survey of the site and assess the prospective impacts of the development on surface and potential buried archaeology, as well as the setting of the nearby monument. I feel we are likely to be able to achieve this within your timescales for reporting to Committee.

I note the Councillor's stated reason for calling the application to Committee; can you confirm that no public objections have been received? If you could also confirm that the above approach is broadly acceptable, we will proceed accordingly.

Kind regards,

Chris Marsh
Senior Planner

DDI: 01242 531431

E: chris.marsh@evansjones.co.uk

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Please consider the environment before printing this email.

From: Walton Lisa <Lisa.Walton@scilly.gov.uk>

Sent: 18 July 2018 13:42

To: Chris Marsh <Chris.Marsh@evansjones.co.uk>

Cc: King Andrew <Andrew.King@scilly.gov.uk>; Dean Ciaran <Ciaran.Dean@scilly.gov.uk>

Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Dear Chris

Further to the above application. I am writing to advise you that this application has been called in for a Full Council decision. As I am not in a position to make a recommendation to the August Full Council meeting (report deadline being this week) I will be aiming to take this application to September Full Council meeting which will be on the 11th September 2018. I am mindful that this application does expire however on the 23rd August 2018. I would therefore like to agree with you an extension of time until the 14th September to allow sufficient time for the additional information to be submitted, any necessary re-consultation and to ensure a report can be written in time for this Council meeting.

Having reviewed the consultation response from Cornwall Archaeological Unit, I think that a heritage assessment of some form should be submitted to demonstrate full consideration of the historic nature of this site has been made in relation to the application. I am unable to confirm whether such additional information would satisfactorily address the historic environment

impact concerns raised by Cornwall Archaeological Unit but I consider there to be sufficient justification to require this information. I do understand that it would have an additional cost implication but I do not consider we would be in a position to conclude on this without an assessment being submitted. I consider it would be difficult for us to assess the visual impact of the proposal on any existing up-standing archaeology as there are no detailed plans in relation to the elevation and levels of each of the proposed tents and associated platforms.

Any consultation responses or representations we receive in relation to this application will be uploaded to the website here: <http://www.scilly.gov.uk/planning-application/planning-application-p18051>

Please can you confirm whether you are happy with an extension of time on this application until Friday 14th September 2018.

Regards

Lisa

From: Chris Marsh <Chris.Marsh@evansjones.co.uk>

Sent: 16 July 2018 11:29

To: King Andrew <Andrew.King@scilly.gov.uk>

Cc: Walton Lisa <Lisa.Walton@scilly.gov.uk>

Subject: RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Dear Andrew,

Many thanks for this. Mindful of the advice that we undertake further assessment work, can I just seek confirmation that the author understands that the quoted reference to my statement Para 6.20 "known site of..." refers to the Scilly Isles archipelago as a whole, and not specifically to the application site? Reading the comments, I am just a little concerned that this has been misunderstood, though I feel that Para 6.20 is unambiguous in its wording.

Of course, it may be that the request for additional work may stand in any case, which is fine. Again, though, (Lisa) can you confirm that you are formally requesting this as part of the consideration of the application?

Given the time and costs associated with such an exercise, we may seek to address the outstanding issues in terms of levels, layout, etc, first, with a view to reaching agreement in principle on the 'above ground' elements of the scheme. This would then provide some reassurance that further heritage investigation/reporting is worthwhile. Would you agree with this approach?

Kind regards,

Chris Marsh
Senior Planner

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E: chris.marsh@evansjones.co.uk

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Sent: 16 July 2018 11:13

To: Chris Marsh <Chris.Marsh@evansjones.co.uk>

Cc: Walton Lisa <Lisa.Walton@scilly.gov.uk>

Subject: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Dear Chris,

Further to Lisa Walton's recent letter to you regarding the above application, please also see attached consultation response from the Cornwall Archaeological Unit including a request for a Heritage Statement. If you have any questions regarding this please contact Lisa as the case officer for the application.

Regards,

Andrew King

Officer: Planning & Development Management

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

Direct Line: 01720 424457 | **Internal:** 404457 | **Reception:** 0300 1234 105 |

andrew.king@scilly.gov.uk | planning@scilly.gov.uk |

www.scilly.gov.uk

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