



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Please Ask For: Mrs Lisa Walton
Tel: 01720 424456
Email: planning@scilly.gov.uk

My Ref: P/18/058/FUL and P/18/059/LBC

Your Ref:

Mrs Lisa Jackson
Jackson Planning Ltd
Fox Barn
Hatchet Hill
Lower Chute
Andover
United Kingdom
SP11 9DU

28 September 2018

Dear Lisa

Location: Woolpack Battery, The Garrison
Proposal: Minor internal works including the formation of two new windows to match existing to facilitate the change of use for seasonal accommodation for staff employed at Tregarthen's Hotel. (Listed Building) (Scheduled Monument) (Amended Plans)
Applicant: Mr Nigel Wolstenholme Tregarthen's Hotel Ltd

Notice of intention to impose pre-commencement conditions under the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018

The Council is minded to approve the above application subject to the imposition of the following pre-commencement conditions:

1. Prior to the commencement of the development, hereby approved, a scheme including details of the means/location of disposal of all waste arising from building works/proposed change of use, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
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 landscape and management of waste, to be submitted and agreed 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 not eroded by uncontrolled tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

2. 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 as well as sympathetic and appropriate landscape improvements. 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 policy 1 the adopted Isles of Scilly Local Plan 2005 and policy OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.
3. Prior to the commencement of the works, a detailed repair schedule shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest.
4. No artificial lighting shall be installed within the red line boundary without the prior agreement in writing of the Local Planning Authority. The lighting shall accord with the approved details thereafter.
Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies in accordance paragraph 172 of the National Planning Policy Framework 2018, Policy 1 of the adopted Isles of Scilly Local Plan 2005 and emerging Policy OE4 of the Draft Isles of Scilly Local Plan 2015-2030.
5. No development shall take place until a survey has been carried out to ascertain the presence of bats and, in the event of bats being found, appropriate mitigation measures shall be carried out in accordance with details to be submitted and approved, in writing, by the Planning Authority.
Reason: To retain control over the development to safeguard bats and their roosts which are specifically protected by law.

If you agree with the conditions we can issue the grant of approval as soon as we receive your written agreement. If you do not send a written agreement we cannot issue the decision until the end of the notice period which is 10 working days after the day following the date of this notice.

If you disagree with the conditions any substantive response (disagreeing with the conditions or providing comments) must be received within 10 working days after the day following the date of this notice.

- If we receive a substantive response within this time frame we may then decide to either amend, remove or change the condition to post commencement or we may refuse the application.
- If we do not receive a response in this time period we will then issue the decision with the pre-commencement conditions as set out above.

Yours sincerely,

Lisa Walton

Senior Officer Planning and Development Management