



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

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Please Ask For: Lisa Walton/Dean Kinsella
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Mr & Mrs E J Banfield
Rattler
The Thorofare
Hugh Town
St Mary's
Isles Of Scilly
TR21 0LN

15th March 2019

Dear Emily and Eldred

Location: Implement Shed, Holy Vale
Proposal: Demolition of existing redundant agricultural building and erection of detached two storey dwelling.
Applicant: Mr & Mrs E J Banfield
Ref: P/18/081/FUL

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

The Local Planning Authority is minded to recommend an approval of your application to Members, at the April Full Council meeting, subject to the satisfactory completion of the Section 106 Legal Agreement and the imposition of the following pre-commencement conditions:

C5 Prior to the commencement of the development hereby approved, a detailed landscaping scheme, showing both hard and soft landscaping proposals, shall be submitted to and approved in writing by, the Local Planning Authority. This shall include, where required, the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc., areas to be seeded with grass, and other works or proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

C6 No part of the development hereby permitted shall begin until a Construction Management Plan to include details of:

- Hours of Operation (to avoid environmental impacts and disturbance on amenity)
- Parking for site operatives and visitors
- Area for site operatives' facilities
- Parking and turning for delivery vehicles
- Areas for the storage of plant and materials

Have been submitted to, and approved in writing by, the Local Planning Authority. Only the approved Plan shall be implemented throughout the construction period.

- 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 submitted to and approved in writing by the Local Planning Authority. The scheme should include water conservation and harvesting measures and renewable energy generation, where possible. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

If you agree with the conditions we can issue the grant of approval as soon as we receive your written agreement and following the signing of the S106/submission of bat emergence surveys. 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