



Council of the
ISLES OF SCILLY

COUNCIL OF THE ISLES OF SCILLY

Planning Department

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



01720 424350



planning@scilly.gov.uk

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Implement Shed"/>
Address line 1	<input type="text" value="Holy Vale"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="St.Mary's, Isles of Scilly"/>
Postcode	<input type="text" value="TR21 0NT"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="92034"/>
Northing (y)	<input type="text" value="11546"/>

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="E J"/>
Surname	<input type="text" value="Banfield"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Rattler"/>
Address line 2	<input type="text" value="Thorofare"/>
Address line 3	<input type="text" value="St.Mary's"/>
Town/city	<input type="text" value="Isles of Scilly"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode

TR21 0LN

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area?
(numeric characters only).

600

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of existing redundant agricultural building to provide detached two storey dwelling.

Has the work or change of use already started? ☐ Yes ☒ No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

To provide site for new dwelling. The implement shed was build in the 1940's and none of the structure applies to modern building regulations.

7. Existing Use

Please describe the current use of the site

Redundant agricultural storage.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Storage for agricultural implements.

When did this use end
(if known)?
DD/MM/YYYY

01/10/2010

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

8. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Timber frame with block and granite detailing.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Natural slate.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	uPVC

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Composite

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Existing hedging

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Permeable block paving

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	uPVC guttering

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Low energy lighting

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

8. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

Section 3. Holy Vale Design and Access Statement.

Docs:
HV-P-04 elevations-1
HV-P-06 elevations-2

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

10. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

11. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☒ Soakaway

12. Assessment of Flood Risk

☐ Main sewer

☐ Pond/lake

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☐ Septic Tank
☒ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Bin store on edge of boundary.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Segregated bin store.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

17. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

17. Residential/Dwelling Units

- 1. Answer 'No' to the question below;
- 2. Download and complete this supplementary information template (PDF);
- 3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	0	0
A2 - Financial and professional services	0	0	0	0
A3 - Restaurants and cafes	0	0	0	0
A4 - Drinking establishments	0	0	0	0
A5 - Hot food takeaways	0	0	0	0
B1 (a) - Office (other than A2)	0	0	0	0
B1 (b) - Research and development	0	0	0	0
B1 (c) - Light industrial	0	0	0	0
B2 - General industrial	0	0	0	0
Other	120	120	120	0
Total	120	120	120	0

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

19. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

20. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

21. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	Lisa
Surname	Walton
Reference	

Date (Must be pre-application submission)

01/04/2018

Details of the pre-application advice received

To ensure property was in meeting with the local vernacular and sustainable. Then to submit provisional plans and elevations prior to planning application.

25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

26. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Mr and Mrs Banfield
Number	
Suffix	
House Name	Middle Tinks
Address line 1	Holy Vale
Address line 2	
Town/city	St Marys
Postcode	TR21 0NT
Date notice served (DD/MM/YYYY)	24/01/2018

Person role

- ☒ The applicant
☐ The agent

Title	Mr & Mrs
First name	E J
Surname	Banfield
Declaration date (DD/MM/YYYY)	01/10/2018

☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	07/11/2018
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