



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/18/081/FUL

Date Application Registered: 19th November 2018

Applicant: Mr & Mrs E J Banfield
Rattler
The Thorofare
Hugh Town
St Mary's
Isles Of Scilly
TR21 0LN

Site Address: Implement Shed Holy Vale St Mary's Isles of Scilly

Proposal: Demolition of existing redundant agricultural building and erection of detached two storey dwelling.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out Subject to the **Section 106 Legal Agreement** and 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:

- Proposed Elevations Sheet 1, Drawing Number: HV-P-04 Dated 27 June 2018
- Proposed Elevations Sheet 2, Drawing Number: HV-P-06 Dated 27 June 2018
- Proposed Floor Plans, Drawing Number: HV-P-03 Dated 27 June 2018
- Proposed Street View, Drawing Number: HV-P-05 Dated 7 August 2018
- Block Plan, Drawing Number: HV-P-02A Dated 27 June 2018
- Location Plan, Drawing Number: HV-P-101 Dated 14 November 2018
- Proposed Construction Management Plan, received 16 May 2019
- Proposed Sustainable Energy Strategy, received 16 May 2019
- Proposed Landscaping Plan, received 21 June 2019
- Bat Survey Action Plan, received 14 June 2019
- Site Waste Management Plan, dated 13 November 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 Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

- C3 No tree or hedge on the site (other than those permitted to be felled or removed in accordance with the approved plans listed in condition 2) shall be felled, lopped, topped, cut down or grubbed out without the prior written consent of the Local Planning Authority. Any tree or hedge removed without consent, or found to be dying, damaged or diseased within the first five years following the completion of the development, shall be replaced on a like-for-like basis unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To safeguard the character and appearance of this part of the Islands and in the interests of the visual amenity the site, in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-INSTALLATION CONDITION – SAMPLE MATERIALS TO BE AGREED

- C4 Prior to installation, samples of all finishing materials for the external walls, balcony, and the roof of the dwelling hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with the approved samples, and shall be retained as such thereafter.**

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion.

PRE-INSTALLATION CONDITION – DETAILS OF WINDOWS TO BE AGREED

- C5 Prior to installation, details of the windows and doors (including the construction material and colour) to be installed in the approved dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with the approved details, and shall be retained as such thereafter.**

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS: EXTERNAL ILLUMINATION

- C6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the dwelling hereby approved unless details have first been submitted to and prior written consent has been received from the Local Planning Authority. The external lighting shall then be installed and operated in accordance with the agreed details.**

Reason: In the interests of visual amenity, wildlife conservation and Isle of Scilly's dark night sky. 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.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS: ALTERATION or EXTENSIONS

- C7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), express planning permission shall be obtained for any development within Classes A - G of Part 1, Class A of Part 2 and Classes A, B, E, F, H and I of Part 14 of the Schedule 2 of the Order.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality as an Area of Outstanding Natural Beauty and in the interests of the longer-term affordability of the dwelling and the local housing stock.

- C8 All external window and door frames to be installed in the dwelling hereby approved shall have a minimum 100 mm (4 inch) reveal from the outer face of the external walls, and shall be retained as such thereafter.**
Reason: To ensure that the window and door appearance is sympathetic to the character and appearance of this building within the Area of Outstanding Natural Beauty setting.
- C9 Any gas, electricity, water, sewage, telephone and cabling services to the dwelling hereby approved shall be placed underground, and shall be retained as such thereafter.**
Reason: For the avoidance of doubt and in the interests of visual amenity.
- C10 The development hereby permitted shall not be brought into use or occupied until the access and parking facilities shown on the approved plan have been provided. These areas shall thereafter be retained and kept available for those users at all times.**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
- C11 The garage/workshop space, shown edged in green on the attached plan, shall be constructed as approved and retained an ancillary garage/workshop space only, unless an a further application is submitted to and approved in writing by the Local Planning Authority, through a new application.**
Reason: The dwelling is for local need occupation only and the space allows for storage and home-working opportunities at the property and the large dwelling has been sought on this basis.

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 paragraph 38 the National Planning Policy Framework 2018.
2. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. 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. **Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas.** If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
3. 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).** The fee is payable for each individual request made to the Local Planning Authority.
4. 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.
5. The applicant/site owner is required to ensure that that there is vehicular access to a pumping appliance no more than 45m away from all points within the dwelling house.

6. **No part of the dwelling, hereby permitted shall be split off to create self-contained residential accommodation, without first obtaining planning permission.**
7. The dwelling has been approved for local need housing and as such its occupation shall be limited to qualifying persons only, as currently set out in the Interim Specific Local Need application process, and emerging Policy LC2 of the Draft Isles of Scilly Local Plan 2015-2030 and any policy revoking or replacing that criteria.

Signed

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke at the end.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 5th July 2019



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 & Mrs E J Banfield

Please sign and complete this certificate.

This is to certify that decision notice: P/18/081/FUL and the accompanying conditions have been read and understood by the applicant: Mr & Mrs E J Banfield.

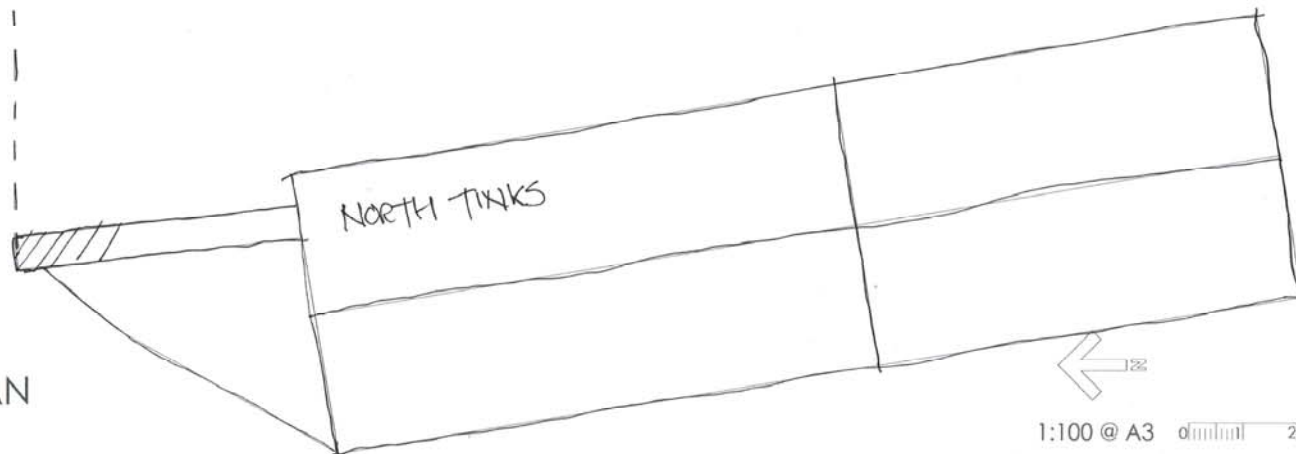
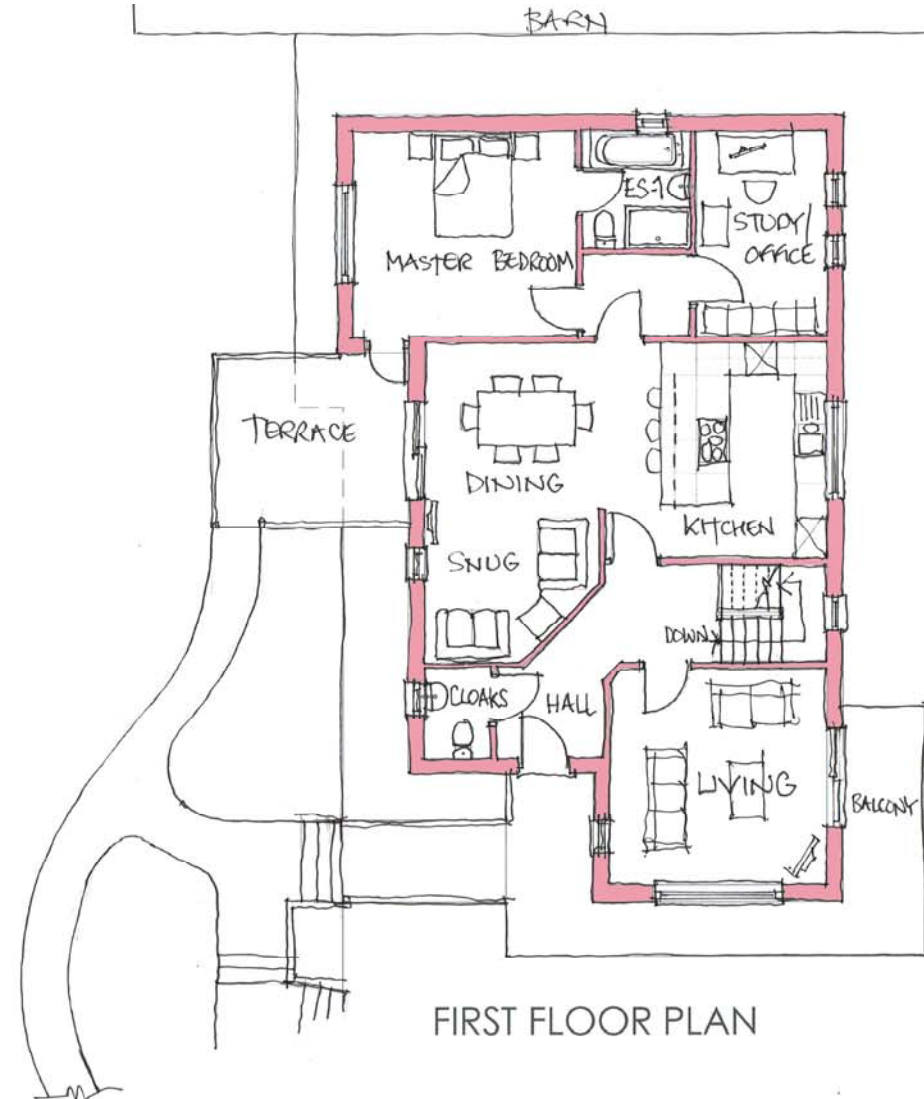
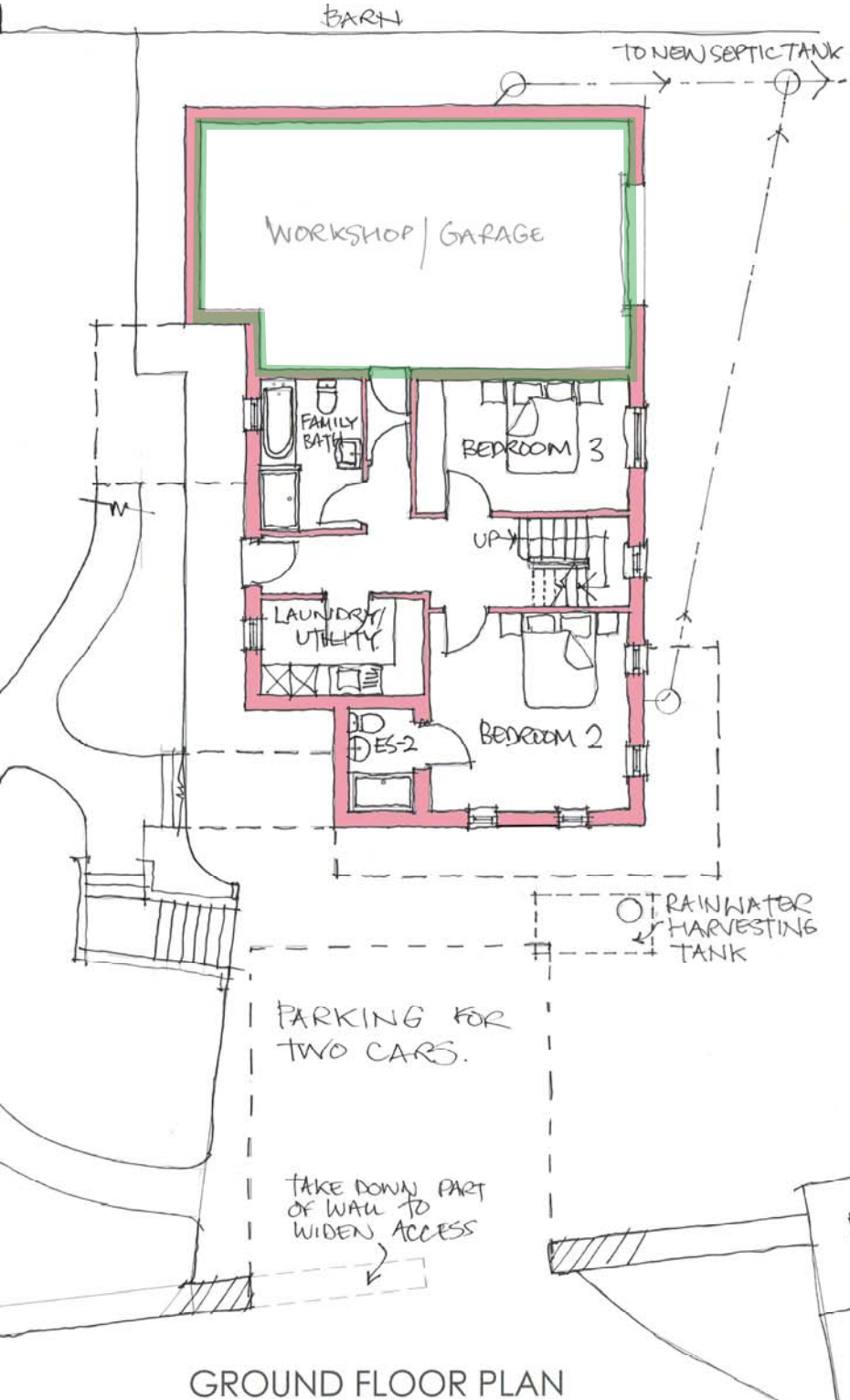
I/we intend to commence the development as approved: Demolition of existing redundant agricultural building and erection of detached two storey dwelling at: Implement Shed Holy Vale St Mary's Isles of Scilly
on: and I
am/we are aware of any conditions that need to be discharged before works commence. 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.



Floor Plans
PROPOSED DWELLING at HOLY VALE

DO NOT SCALE
FROM THIS DRAWING

client
Emily and Eldred Banfield

project
proposed dwelling
Holy Vale, I.O.S

scale
1:100

sheet size
A3

date
27 June 2018

drawing title
floor plans

HV-P-03

Design Consultant: Tom Frenkel

1:100 @ A3 0 1 2 3 4 5m