



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/19/008/HH

Date Application Registered: 5th March 2019

Applicant: Mrs Carmen Stevens
Colossus
2 Pilots Retreat
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PB

Site Address: 2 Matthews Field Church Road Hugh Town St Mary's Isles of Scilly

Proposal: Build a timber framed garden/dive equipment and boat tender store.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out 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:

- **Site Location Plan;**
- **Drawing number 2SMF/Garden 1 (as amended 01/05/2019)**
- **Proposed Block Plan, Drawing number 2SMF/Garden 2**
- **Existing Site Survey, Drawing Number 2SMF/2AR, Date Stamped 04/03/2019**
- **Statement of Site Waste Management, Date Stamped 04/03/2019**
- **Design and Access Statement, Date Stamped 04/03/2019**

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.

PRE-INSTALLATION CONDITION – Sample of timber cladding

C3 Prior to installation, a sample of the timber cladding for the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. All elevations of the building shall be clad in accordance with the approved sample prior to first use of the building

and shall be retained as such thereafter.

Reason: 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.

PRE-INSTALLATION CONDITION – confirmation of colour of roof covering

C4 Prior to installation, details of the colour of the roof covering for the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The roof covering of the building shall only accord with the approved details and shall be retained as such thereafter.

Reason: 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.

C5 The doors in the eastern end of the building hereby approved shall be constructed from timber and retained as such thereafter.

Reason: 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.

C6 The building hereby approved shall only be used for purposes of ancillary storage to the residential use of 2 Matthews Field which, in the interests of clarity, is within the red line area on the approved Site Location Plan. It shall not be used for any other purposes, including the use of a compressor at any time or any other commercial uses.

Reason: To ensure that the development is used solely for the purposes applied for in the interests of neighbouring amenity and highway safety, and to allow the Local Planning Authority to formally consider whether an alternative use would be compliant with the policies of the Local Plan.

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. 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 £34 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.
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 £34 for each request to discharge conditions(s)
The fee is payable for each individual request made to the Local Planning Authority.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 16/05/2019



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 Mrs Carmen Stevens

Please sign and complete this certificate.

This is to certify that decision notice: P/19/008/HH and the accompanying conditions have been read and understood by the applicant: Mrs Carmen Stevens.

I/we intend to commence the development as approved: Build a timber framed garden/dive equipment and boat tender store at: 2 Matthews Field Church Road Hugh Town 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.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

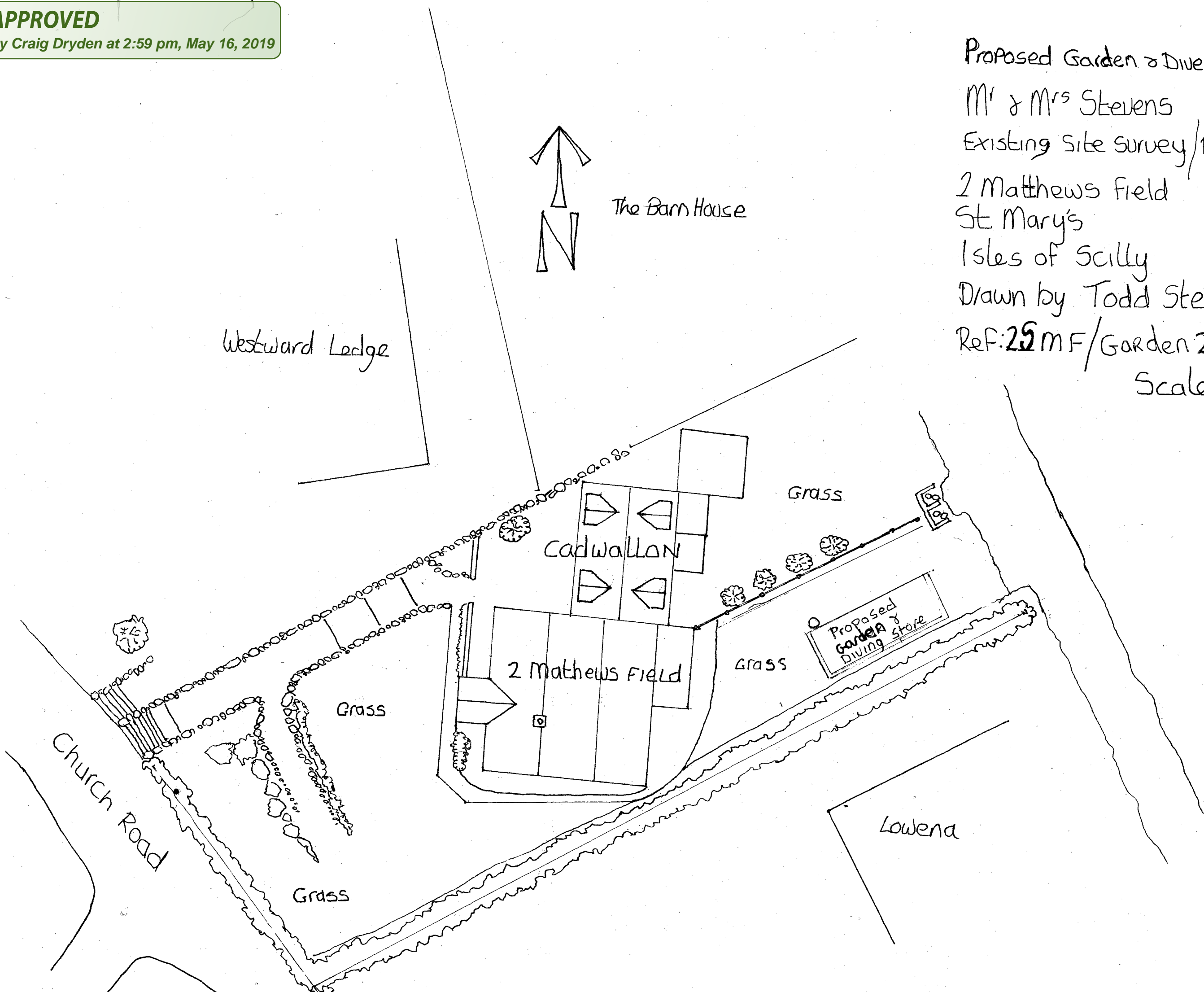
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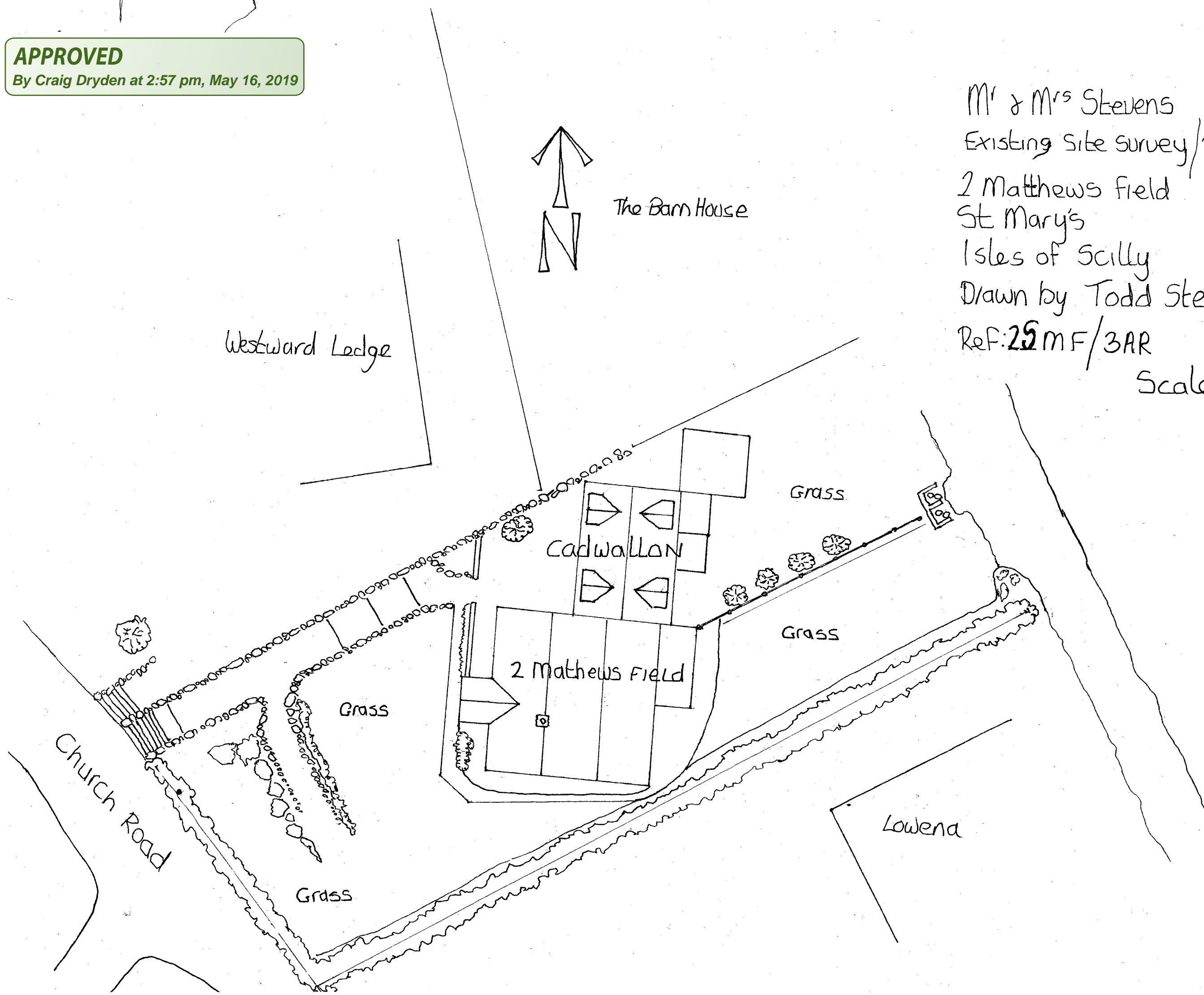
APPROVED
By Craig Dryden at 2:59 pm, May 16, 2019



Proposed Garden & Dive store, Boat store
Mr & Mrs Stevens
Existing Site Survey/Plan
2 Mathews Field
St Mary's
Isles of Scilly
Drawn by Todd Stevens 2018
Ref: 25 MF/Garden 2
Scale 1:200

APPROVED
By Craig Dryden at 2:57 pm, May 16, 2019

Mr & Mrs Stevens
Existing Site Survey/Plan
2 Matthews Field
St Mary's
Isles of Scilly
Drawn by Todd Stevens 2018
Ref: 25 MF/3AR
Scale 1:200 @ A2



Proposed Garden & Dive store, Boat store
M^r & M^{rs} Stevens
Elevations
2 Matthews Field
St Mary's
Isles of Scilly
Drawn by T. M. Stevens
Scale: 1:50
Ref: 25MF/Garden 1

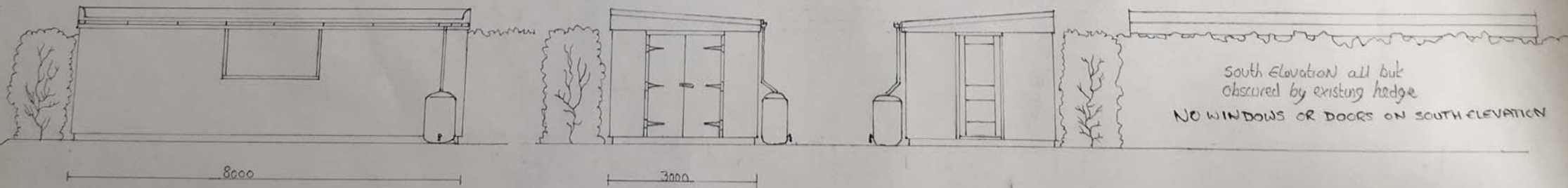
APPROVED

By Craig Dryden at 2:59 pm, May 16, 2019

North Elevation

East Elevation

West Elevation



APPROVED

By Craig Dryden at 3:00 pm, May 16, 2019

Colossus
Pilot's Retreat
St Mary's, Isles of Scilly
TR21 0PB

3rd March 2019

Planning Department
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 0LW

REF:

**Scheme of Works - Garden/Dive equipment and tender boat store - 2
Matthews Field, Church Road, St Mary's, Isles of Scilly**

Sources of all Building Materials for building works to take place:

- 1) 5 Island Trading, Porthmellon Industrial Estate
- 2) Jewsons, Penzance

Means/Location of disposal of all materials and waste arising from building works, including excess material from excavations:

- 1) Oddments of excess timbers will be used for fuel in our wood burner.
- 2) Very little other waste materials such as plastic and/or metal that are unable to be re-used or re-cycled locally will be taken to the Council's Waste Re-cycling Centre.
- 3) Any soil excavated will be re-used in the existing garden.

APPROVED

By Craig Dryden at 2:57 pm, May 16, 2019

Design and Access Statement

Proposal and Objectives

The proposal is to erect a new timber frame garden/dive equipment store at the rear (East facing) of 2 Matthews Field.

Existing Use

The existing use of the land is grass/garden.

Existing Built Environment

2 Matthews Field adjoins the house 'Cadwallon' to the North side.

Topography and Orientation

2 Matthews Field is a residential building. The present dwelling is 7 metres high. Cadwallon which adjoins 2 Matthews Field is of a similar height and the dwelling Lowena to the South is at the same ground level but sits lower in height.

The dwelling has its frontage towards Church Road and sits well back from the road by 20 metres and to the rear it faces the Sylvester's Lane settlement. The rear grass/garden of 2 Matthews Field is 8 metres wide and 27 metres long. The scale of the proposal is 3 metres wide x 8 metres long x 2.65 meters high.

The orientation of the new store will follow the same line of the existing south boundary hedge and has been kept as low as possible. Please see 2SMF Garden 1+2. It will be circa 0.5 metre (depending on time of year and how low/high the hedge has been cut to) above the existing south boundary hedge.

Boundaries

The south and north boundaries are hedging. The west boundary is a granite wall retaining the plot from Church Road. The east boundary is the granite wall which is the other side of the access path/road to the rear of the property.

Constraints

This garden/dive equipment store has been kept to a reasonable size to leave circa 70% of the east grass/garden in place.

Appearance

The design of the garden/dive equipment store will be built to match and enhance the existing surrounding out buildings of Matthews Field. The window will be double glazed UPVC to match the rest in the main residential building. All aspects of the build will fit within the Council's Design Policy.

Materials

Materials used will be concrete for the base and primarily wood for the build. Windows will be UPVC white to match the main house. The roof will be fibre glass.

Impact on Neighbours

One window will be sited to the north side of the garden/dive equipment store. No windows will overlook any neighbours houses.

Drainage

Rain water drainage will be to one large water butt so the water can be used in the garden during drier periods.

Refuse

There will be no additional long term refuse. Any building material refuse will be disposed of either by re-selling on Scilly or taking to the Council's waste management site at Porthmellon.

Parking and Access

No additional parking space is required for this proposal.

Sustainability

This main structure of the building will be built from ecologically sustainable materials.

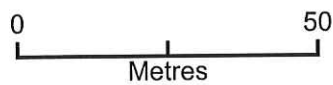
APPROVED

By Craig Dryden at 2:58 pm, May 16, 2019

2 Matthews Field



RECEIVED BY THE
PLANNING DEPARTMENT
04 MAR 2019
P/17/008



Plan Produced for: Todd and Carmen Stevens
Date Produced: 22 Feb 2018
Plan Reference Number: TQRQM18053230328722
Scale: 1:1250 @ A4