



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/19/068/FUL	Date Application Registered:	11th October 2019
Applicant:	Mrs A Jenkins Carn Friars Farm Carn Friars St Mary's Isles Of Scilly TR21 0NZ	Agent:	Mr Chris Jenkins Carn Friars Farm Carn Friars St Mary's Isles Of Scilly TR21 0NZ
Site Address:	Carn Friars Farm Carn Friars St Mary's Isles of Scilly TR21 0NZ		
Proposal:	Retrospective application for planning permission for the erection of new agricultural building to replace lost fire damaged farm building in a different location.		

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:**
- **Location Plan (1:250), date stamped 09/10/2019**
 - **Proposed Plans and Elevations, Drawing Number 1314, dated 10/07/2019**
 - **Bat and Bird Box Specifications as set out in email dated 20/11/2019**
- 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.
- C3 The scheme for the provision of bat boxes and bird boxes and related specifications as set out in the submitted details shall be fully implemented prior to the first use of the application building, hereby permitted. Once fully implemented the bat and bird boxes shall be permanently maintained.**
Reason: To retain control over the development, to safeguard bats and these roosts which are specifically protected by law, in accordance with Policy 1(e) of the adopted isles of Scilly Local Plan (2005) and Policies SS1(d), SS2(g) and OE2(8) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

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 2019.

SignedA handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 22/11/2019



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 A Jenkins

Please sign and complete this certificate.

This is to certify that decision notice: P/19/068/FUL and the accompanying conditions have been read and understood by the applicant: Mrs A Jenkins.

1. **Development of the approved plans:** Retrospective application for planning permission for the erection of new agricultural building to replace lost fire damaged farm building in a different location at: Carn Friars Farm Carn Friars St Mary's Isles Of Scilly TR21 0NZ will commence **on:** (insert date)
2. ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
3. ~~I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

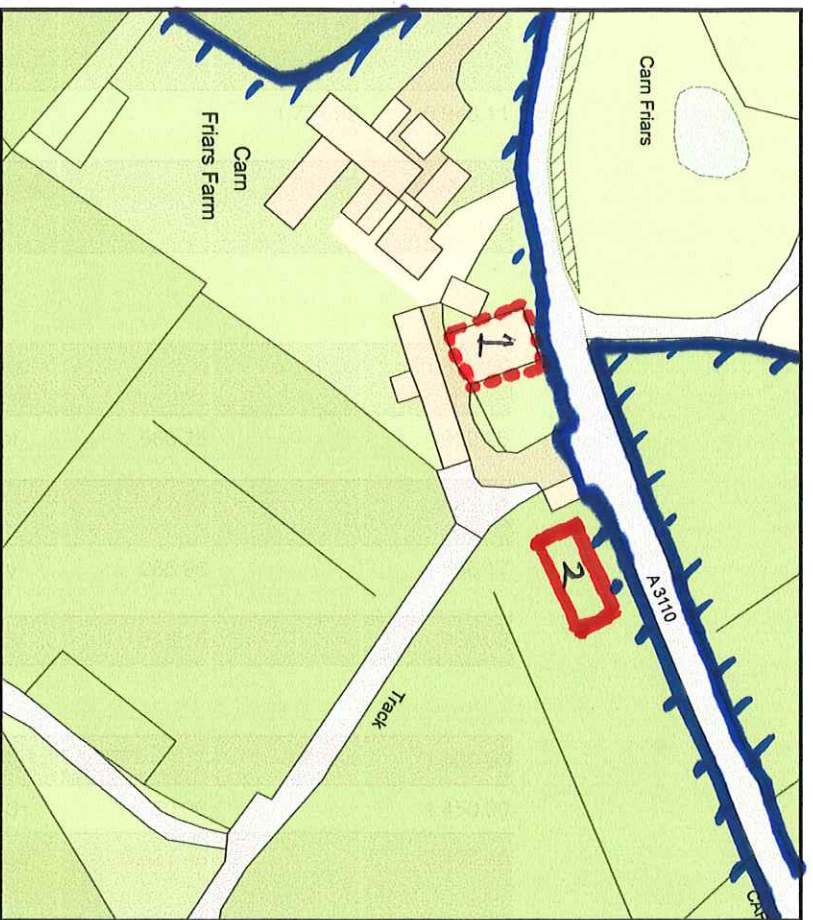
Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

Carn Friars Farm



1 Existing Building

2 New site

APPROVED

By Craig Dryden at 3:08 pm, Nov 22, 2019



0 50
Metres

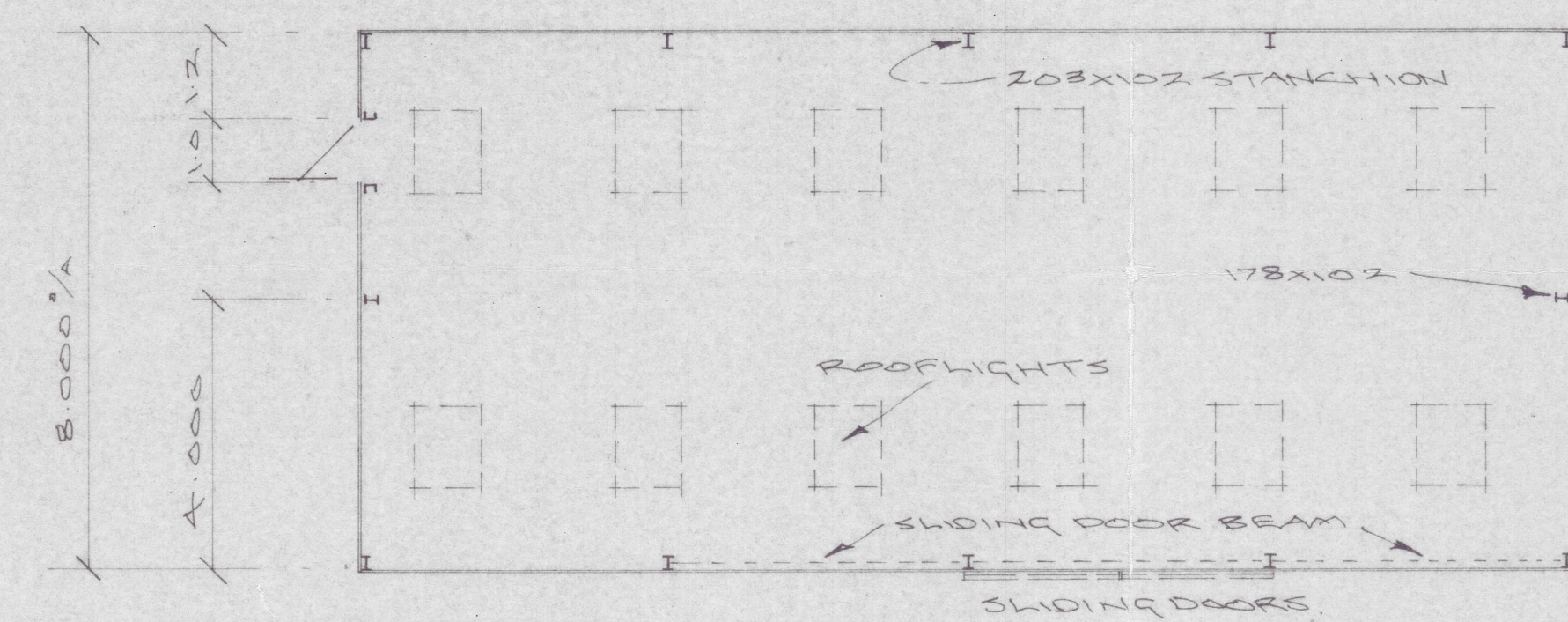
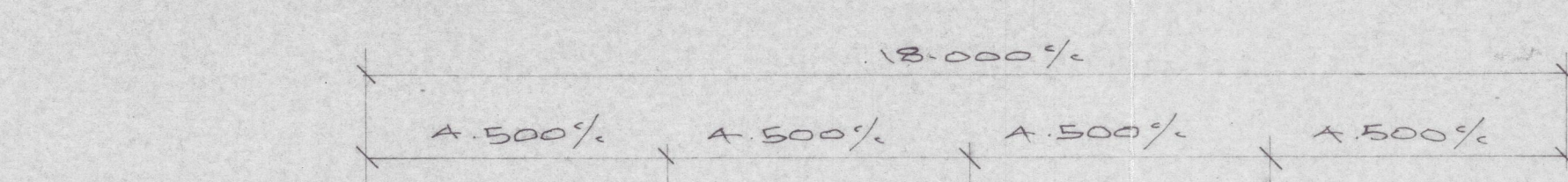
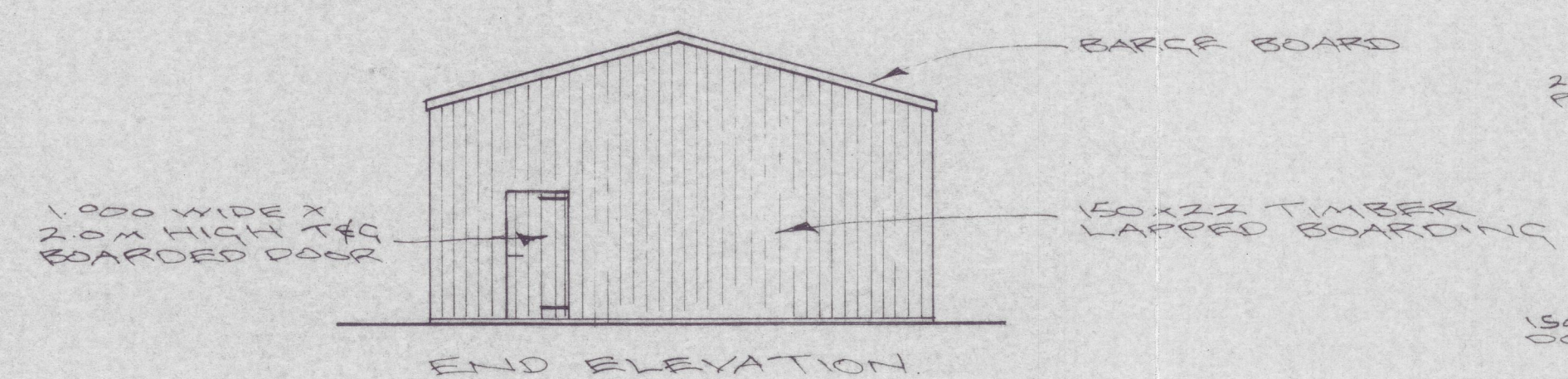
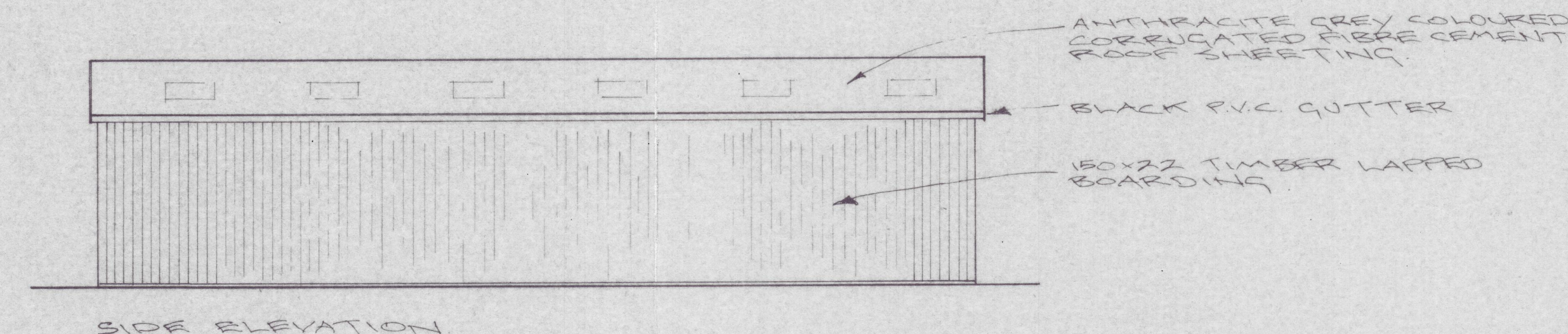
Plan Produced for: Chris Jenkins

Date Produced: 08 Oct 2019

Plan Number/Project ID: TQRQM19281154850206

Scale: 1:1250 @ A4

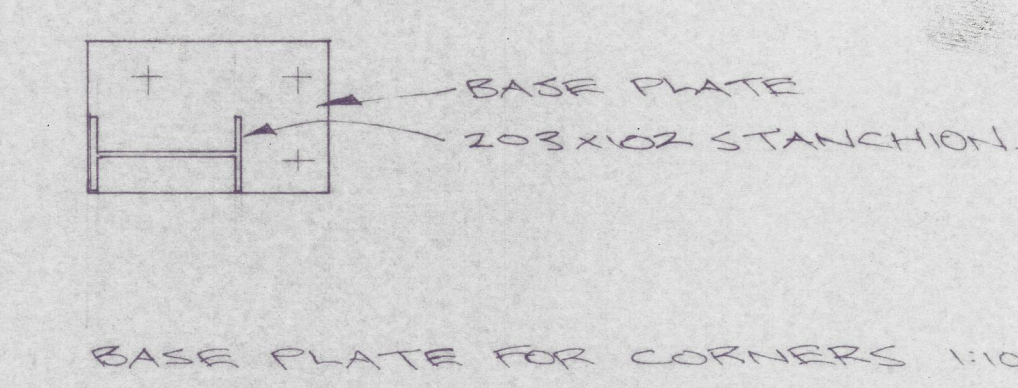
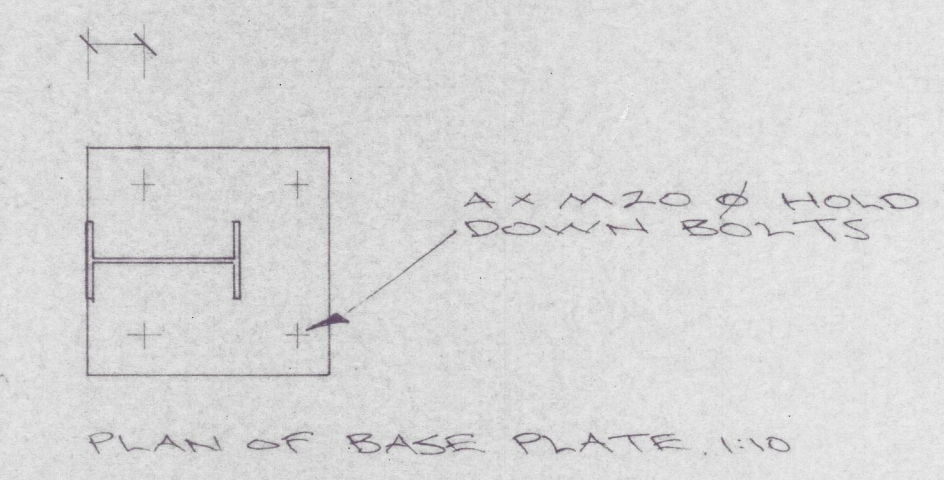
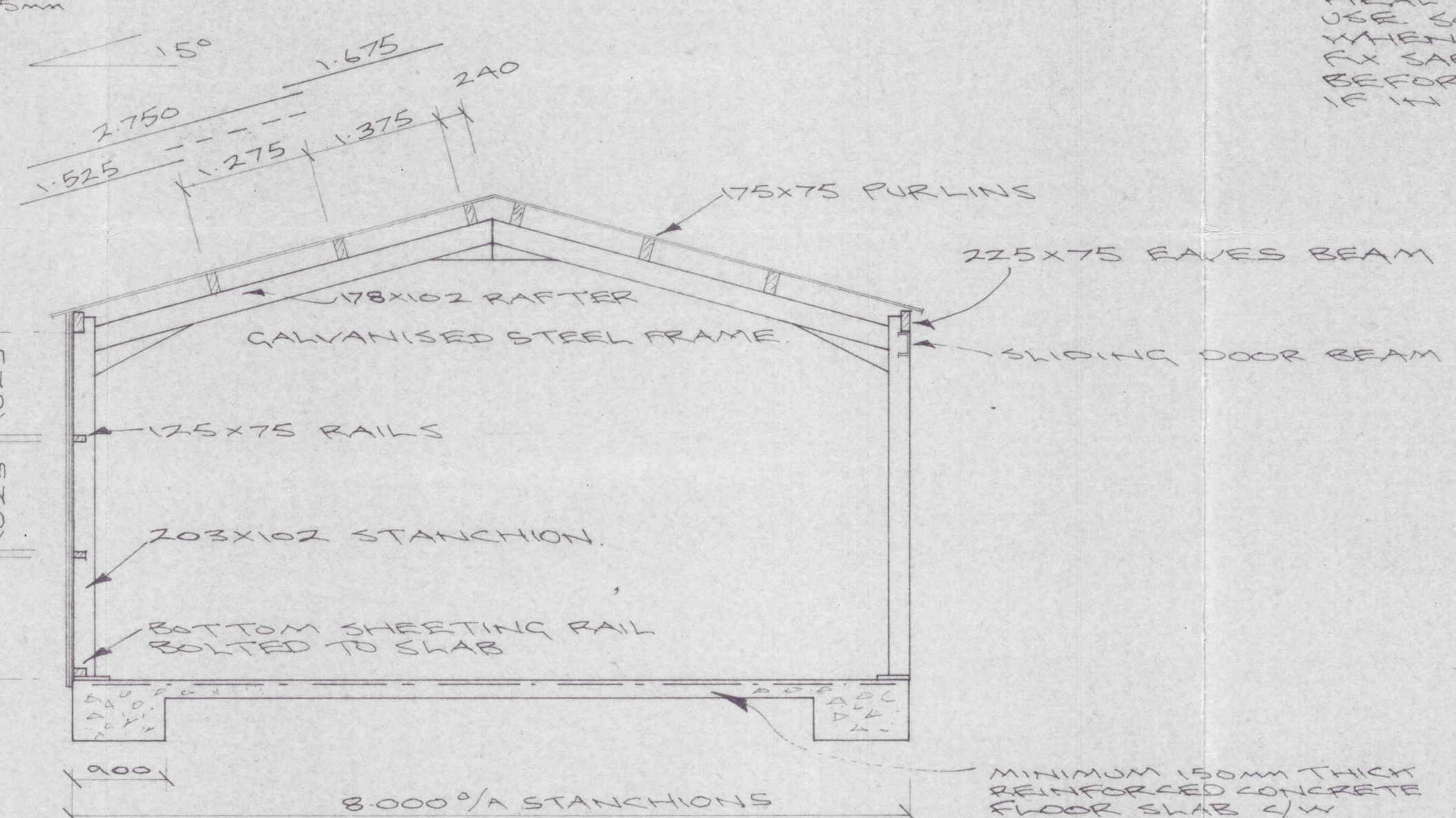
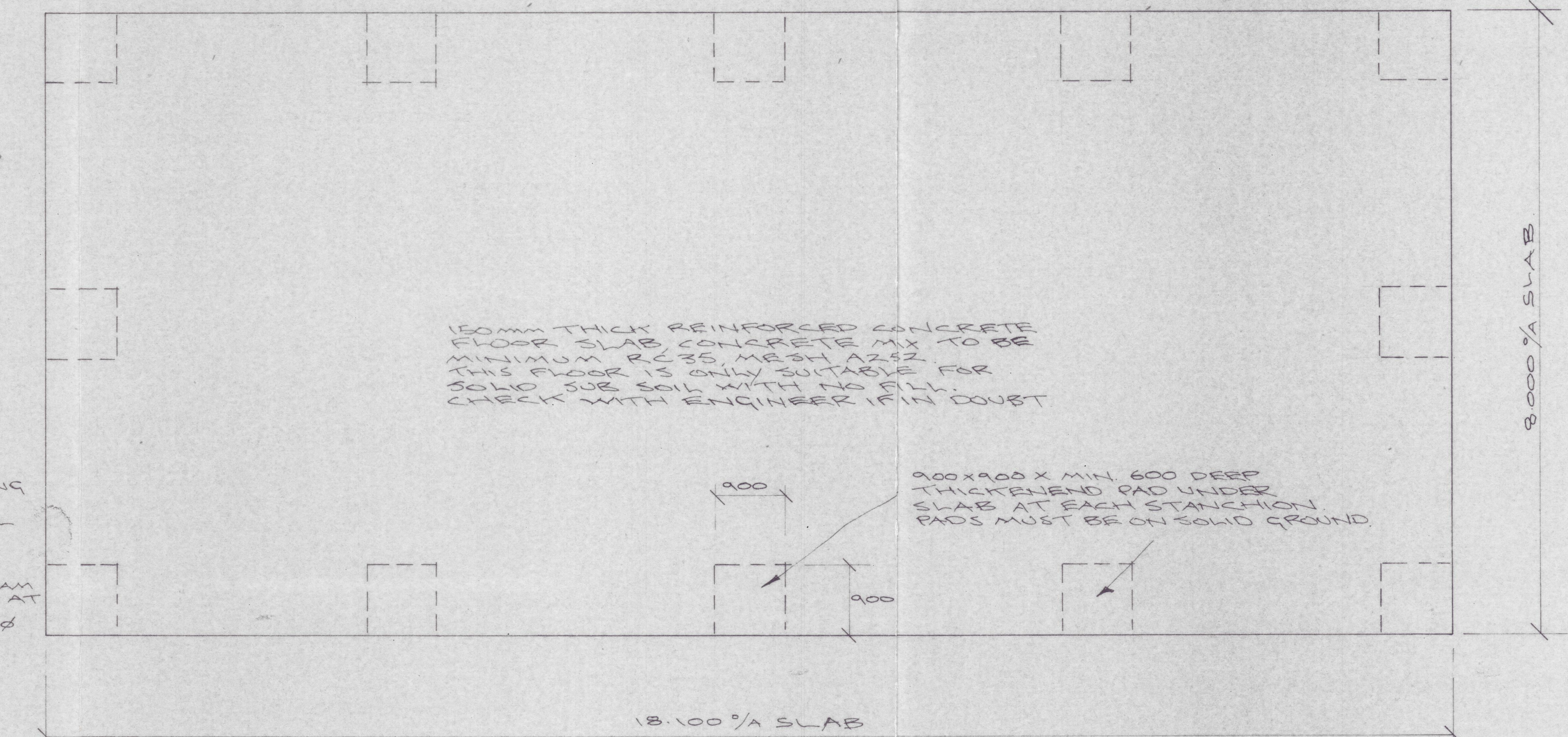
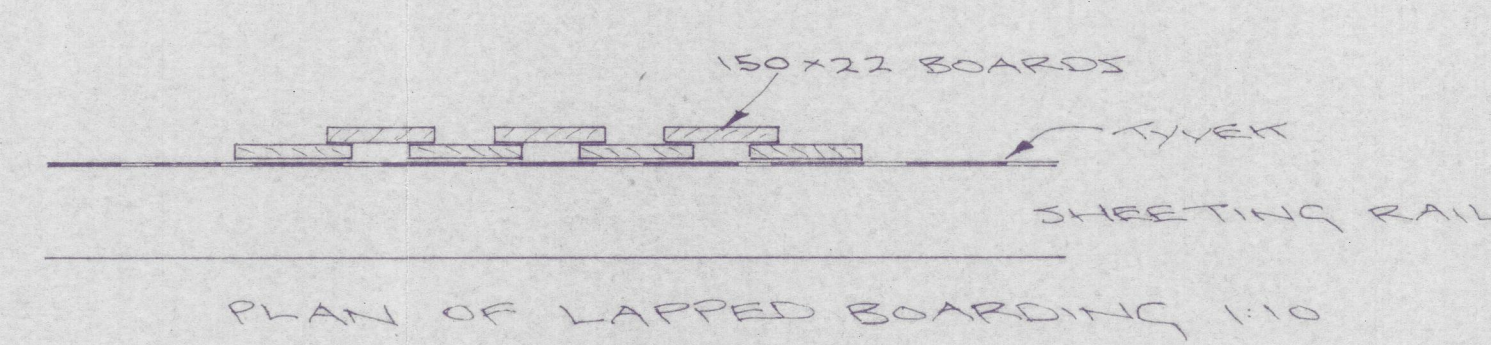
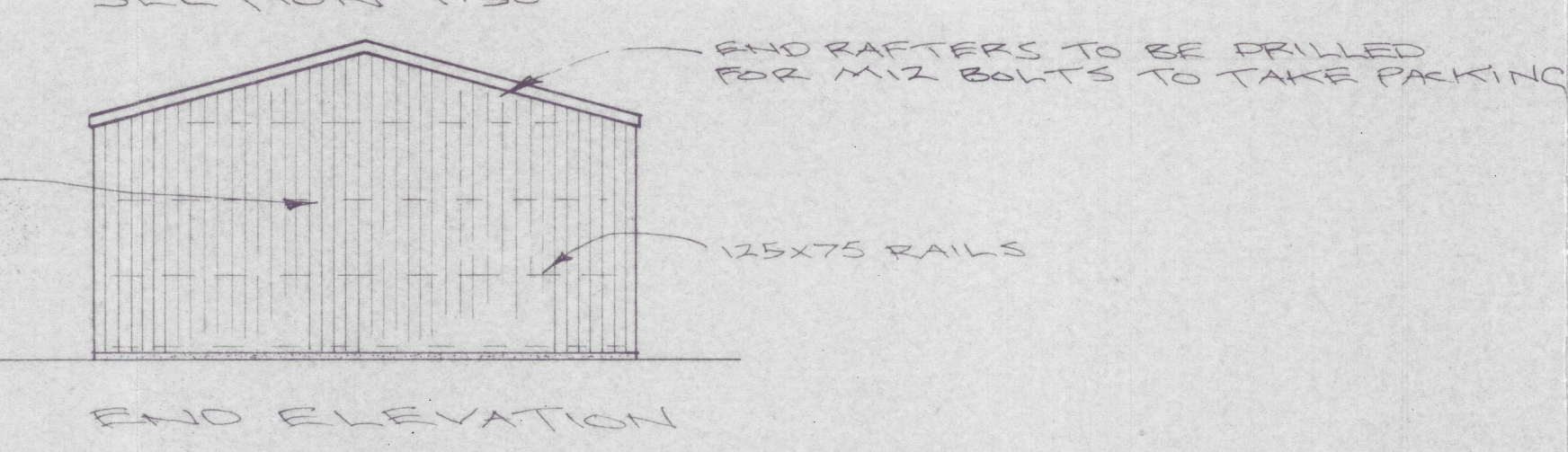
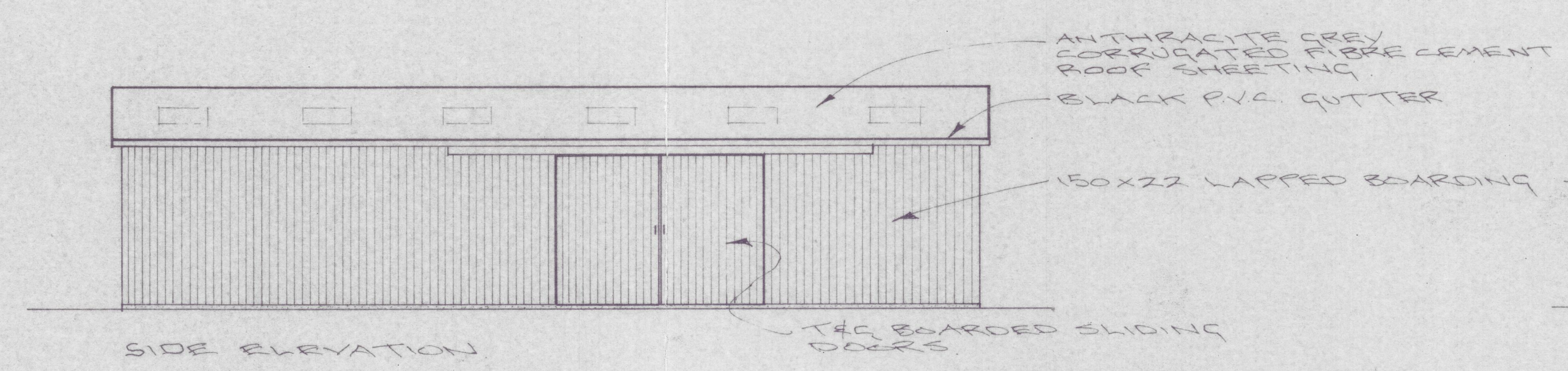




PLAN

BURLINS FLY ON 219 FROM RAFTER

NOTE
SEE MARLEY ETERNIT WEB SITE FOR CORRECT METHOD OF LAYING, FIXING AND SEALING ROOF SHEETS.



APPROVED
By Craig Dryden at 3:09 pm, Nov 22, 2019

Fingle Farm Buildings Ltd
West Fingle Farm • Drewsteignton
Devon EX6 6NJ
Telephone/Fax: (01647) 281226
fbb@fcoram.co.uk

PROJECT: PROPOSED STEEL FRAME AGRICULTURAL BUILDING AT CARN BRAYS FARM, ST MARK'S ISLES OF SCILLY	DATE: 10.07.2019
CLIENT: M. WRIGHT ESQ	SCALE: 1/100, 1/50, 1/10
	DRG. NO. 1314
	DRAWN BY: J.L.
	AMENDMENTS:

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APPROVED

By Craig Dryden at 3:13 pm, Nov 22, 2019

From: Chris Jenkins
To: [Walton Lisa](#)
Subject: Fwd: bat and bird boxes
Date: 20 November 2019 17:47:30
Attachments: [4B0201EF9A74431498B73A874D541120.png](#)

Hi Lisa

Below is the recommendations from Darren at the Wildlife trust, those being fine for me. So if ok with you, may I state that these will be ordered and in place before the build is complete?

Do please let me know if ok, and I can if required let you know once complete?

Many thanks

Chris

----- Forwarded message -----

From: **Darren Hart** <DarrenHart@ios-wildlifetrust.org.uk>
Date: Wed, Nov 20, 2019 at 4:06 PM
Subject: Re: bat and bird boxes
To: Chris <[REDACTED]>

Hi Chris,

I would say 2 bat boxes situated as high up as possible on each of the north east and south west gable ends and if your budget could stretch to a third on the south facing aspect to provide different thermal conditions for the bats that would be grand. Then a bird box on the northern aspect, which would be up against the hedge should be it.

I hope that all sounds agreeable.

Cheers
Darren

Darren

Darren Hart
Education Ranger

Isles of Scilly Wildlife Trust | Isles of Scilly Area of Outstanding Natural Beauty

Office: 01720 422153

Mobile: 07824564950

*Charity and Company Limited by Guarantee: Isles of Scilly Wildlife Trust Limited
Registered Charity No 1097807. Registered Company No 04726698.*

www.ios-wildlifetrust.org.uk

From: Chris [REDACTED]
Sent: 19 November 2019 16:49

To: Darren Hart <DarrenHart@ios-wildlifetrust.org.uk>

Subject: RE: bat and bird boxes

Hi Darren

Thanks very much for that, all pretty self explanatory thank you.

Just one other for you if you don't mind me asking, what would be a reasonable number of bird and bat boxes to suggest attaching to our replacement barn please as far as the planning environmental biodiversity box ticking is concerned?

I thought a couple of each would be reasonable perhaps?

Best regards

Chris

Sent from [Mail](#) for Windows 10

From: [Darren Hart](#)

Sent: 19 November 2019 16:12

To: [REDACTED]

Cc: [Darren Mason](#)

Subject: bat and bird boxes

Hi Chris,

For purchasing bat and bird boxes this is a good website: <https://www.nhbs.com/> or you could try: <https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes.html>.


[Bat Boxes - Nesting Boxes - Wildcare Ecology Supplies](#)

Woodcrete/Woodstone and wood only bat boxes from a range of manufacturers for all sites & seasons. Typical UK delivery 1 - 3 working days. Learn more. Building integrated, hibernation boxes, maternity boxes & tree boxes from Schwegler, Vivaro Pro & more. Recommended install height over 3 metres.

www.wildcare.co.uk

Here's a couple of boxes for crevice dwelling bats which most of the bats in Scilly are crevice dwellers:

<https://www.nhbs.com/improved-crevice-bat-box>

	<p>Improved Crevice Bat Box NHBS Practical Conservation Equipment</p>
	<p>Conservation Land Management (CLM) is a quarterly magazine that is widely regarded as essential reading for all who are involved in land management for nature conservation, across the British Isles.</p>
	<p>www.nhbs.com</p>

<https://www.nhbs.com/beaumaris-woodstone-bat-box>

For birds it depends what species you're looking to attract. For sparrows it might be something like this:

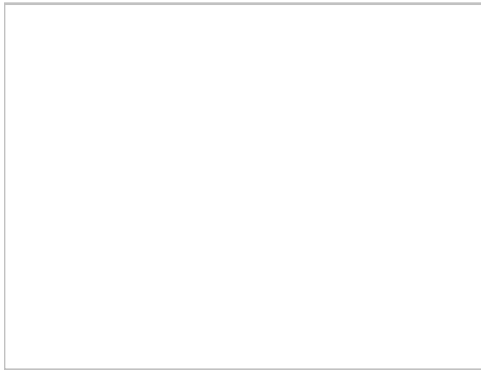
<https://www.nhbs.com/sparrow-terrace-nest-box> for swallows inside the shed: <https://www.nhbs.com/woodstone-swallow-nest-bowl>

or

	<p>WoodStone Swallow Nest Bowl (Plywood board mounted) NHBS Practical Conservation Equipment</p>
	<p>Conservation Land Management (CLM) is a quarterly magazine that is widely regarded as essential reading for all who are involved in land management for nature conservation, across the British Isles.</p>
	<p>www.nhbs.com</p>

or for a wren or robin this would be the sort: <https://www.nhbs.com/robin-and-wren-fsc-nest-box>

<p>Robin and Wren FSC Nest Box NHBS Practical Conservation Equipment</p>
<p>Conservation Land Management</p>



(CLM) is a quarterly magazine that is widely regarded as essential reading for all who are involved in land management for nature conservation,

www.nhbs.com



[NHBS - Wildlife, Ecology & Conservation](http://www.nhbs.com)

NHBS supply wildlife survey equipment and books to naturalists, academics and ecological and conservation professionals. Our website includes over 135,000 books

www.nhbs.com

As far as positioning bat boxes on buildings, boxes should be placed as close to the eaves as possible. Some bats use a tree line or hedgerow for navigation. Putting boxes near these features may help the bats find the box.

Locate boxes:

- Where bats are known to feed close to hedges and tree lines
- Ideally at least 4m above the ground (where safe installation is possible)
- Sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west).

Hope this helps.

All the best

Darren

Darren

Darren Hart

Education Ranger

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Mobile: 07824564950

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Registered Charity No 1097807. Registered Company No 04726698.

www.ios-wildlifetrust.org.uk

From: Chris [mailto:chris@ios-wildlifetrust.org.uk]

Sent: 18 November 2019 15:44

To: Hello <hello@ios-wildlifetrust.org.uk>

Subject: Bird and Bat boxes

Hi all

Lisa from planning suggested that I contact you to ask if you had any spare, or recommendations of bird and bat boxes to attach to our replacement shed.

Any advice gratefully received, on how many and how close etc?

Looking forward to hearing from you.

Best regards

Chris

