



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department  
Town Hall, The Parade St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Please ask for: Lisa Walton

Our Ref: P/19/082/FUL

Mr T. Hudd  
RTP Surveyors  
12 Arwennack Street  
Falmouth  
Cornwall  
TR11 3JD

5<sup>th</sup> December 2019

Dear Mr Hudd,

## Re: Post Submission Extension of Time request

**PLANNING REFERENCE** P/19/082/FUL  
**DEVELOPMENT PROPOSED:** Proposed two storey side extension  
**LOCATION:** Ivydene, Higher Town, St Martin's, Isles Of Scilly,  
TR25 0QL

The Council of the Isles of Scilly has adopted a development management approach to the facilitation of development proposals. In doing so it has accepted that dealing with some planning applications within the statutory 8/13 week target date is not always possible given the sensitive environmental conditions.

Your planning application falls within this category and we would like to work with you to allow further time to resolve the outstanding aspects of the scheme, listed below. To assist in the determination of the planning application within a reasonable timescale we would request that you now agree to an extension of time. This would allow us to continue to negotiate and reach a decision beyond the original 8 week deadline of **24th January 2020**. This would be at nil cost to either you or your client, but would enable the Council to keep the case open whilst maintaining a dialogue with you.

If the applicant is agreeable to an extension of time I would request that the attached is signed and returned to the LPA at the Council of the Isles of Scilly, at the above address. The outstanding issues relate to:

- The need to carry out Bat Emergence Surveys during the bat-active season and submit the report to the LPA for consideration;
- The submission of sustainable design measures that demonstrate improvements to energy efficiency and water reduction measures. This should demonstrate that as a result of the improvements to the

accommodation the energy performance is improved and should include measures to minimise water and energy use;

- The submission of biodiversity net-gains to enhance the wildlife and habitat potential of this property, such as species appropriate bird nesting boxes and bat boxes in addition to details of any native species planting; and
- Details of a Site Waste Management Plan to show how any waste will be reduced, reused and recycled during construction and the occupation of the dwelling. You should also include estimates of the amount of waste that cannot be reduced, re-used or recycled and where and how this will be disposed of.

It is likely that this application will be called-in to full Council for a decision, as a call-in form for this application has been requested. I will confirm this, if that is the case.

Please contact me should you wish to discuss this further and we look forward to receiving your response. We would recommend that you keep a copy of this for your records.

Yours Sincerely



Lisa Walton

**Senior Officer Planning and Development Management**

**LPA Planning Reference:** P/19/082/FUL

**Site Address:** Ivydene, Higher Town, St Martin's, Isles Of Scilly, TR25 0QL,

**Extension of Time Agreement**

Please return to:

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

Email:

Lisa.walton@scilly.gov.uk

This Extension of Time (EoT) is agreed to by the applicants and the Local Planning Authority to ensure that the outstanding matters regarding the planning application can be successfully resolved and a decision reached.

In return for signing this EoT we understand that there will be:

- An opportunity for ongoing dialogue and negotiation on the planning application;
- Further meetings with the case officer and other specialists (where necessary) to resolve any outstanding planning matters;
- A commitment from the Isles of Scilly Council to issue the planning permission within the agreed extended time period, unless a further extension is agreed.

There is no additional fee required and it does not prejudice the applicant's ability to appeal non-determination should this become appropriate.

Whilst the LPA will endeavour to resolve all planning issues with your case there is no restriction on the Council of the Isles of Scilly to properly exercise its role as the Local Planning Authority. Similarly, nothing in this agreement fetters the Council's statutory powers to grant or refuse planning permission.

Target Date for Issuing a Decision unless otherwise agreed: **31<sup>st</sup> May 2020**

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**To be filled out following agreement by both parties**

Signed on behalf of the <b>LPA</b> on	<b>Date:</b> 5 <sup>th</sup> December 2019
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**Print Name:** Lisa Walton

**Signed:**



Signed and dated on behalf of the <b>APPLICANT</b> on	<b>Date:</b>
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**Print Name:**

**Signed:**

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