

Council of the Isles of Scilly Delegated Planning Report

Application Number: P/19/090/FUL

Received on: 30 December 2019

UPRN: 000192000185

Application Expiry date: 30 September 2020

Neighbour expiry date: NONE CONSULTED

Consultation expiry date:

Site notice posted: 10 August 2020

Site notice expiry: 31 August 2020

Applicant: Mrs Joanne Matthews Bryher Campsite Ltd

Site Address: Campsite
Norrad
Bryher
Isles of Scilly
TR23 0PR

Proposal: Erection of wooden storage shed adjacent to existing shower block.

Application Type: Planning Permission

Recommendation

1. That the Application is APPROVED for the following reason and subject to the condition set out below.

Site Description and Proposed Development

Number 10 Parsons Field is a semi-detached dormer bungalow dwelling, with rooms in the roof space

This current application is to remove the existing rear conservatory and replace this with a more solid 'sunroom' structure of the same dimensions. It will be rendered to match the existing property and will have two windows facing south (towards the boundary with the road), a door (with a window on either side) facing east (into the private garden) and two windows facing north (towards the boundary with number 9).

Constraints

Scheduled Monuments: Part of the campsite lies within DESIGUID: DCO677. NAME: PREHISTORIC CAIRN CEMETERY AND FIELD SYSTEM ON SHIPMAN HEAD DOWN AND GREAT BOTTOM, BRYHER **but the proposed site is outside this designation.**

Listed Buildings: None

Archaeological Constraint Areas: the proposed storage building is outside of: Shipman Head Down ACA

HER Findspots: None

Historic Landscape Character: Landscape Type: Farmland: bulb strips, late C19/C20. Landscape Type: Farmland: bulb strips, late C19/C20. Landscape Type: Rough Ground: heathland. Landscape Type: Rough Ground: heathland. Landscape Type: Farmland: anciently enclosed land (prehistoric to early post-medieval).

Background and Relevant History

None

Consultations and Representations

A site notice has been on display in the vicinity of the application site for a period of 21 days (10/08/2020 – 31/08/2020). The application was published on the weekly list published on the 10th August 2020. There are no neighbouring properties to write to and no representations have been received.

Due to the nature of this application a consultation has been sent out to the Development Management Archaeological Advisory Officer. He has no comments to make on the proposed storage shed.

Primary Legislation

The Town and Country Planning Act 1990

The Planning (Listed Buildings and Conservation Area) Act 1990

The Countryside and Rights of Way Act 2000

The Conservation of Habitats and Species Regulations 2017

Planning Policy

National Planning Policy Framework (NPPF) 2019

At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.

Isles of Scilly Local Plan 2005

Policy 1 Environmental Protection

Policy 2 Sustainable Development

Policy 4 Economic Development

Isles of Scilly Design Guide 2006

The Isles of Scilly Design Guide is a Supplementary Planning Document (SPD) that forms an important part of the Local Development Plan. This states that “It is important that the nature of the surrounding area is understood and reflected in any development proposal. Without this awareness it is likely that a development will be unsympathetic”.

Submission Draft Isles of Scilly Local Plan 2015-2030

Policy OE1 Landscape Character

Policy OE2 Natural Environment

Policy OE7 Historic Environment.

Policy SS1 Principles of Sustainable Development

Policy SS2 Sustainable Quality Design and Place-Making

Policy WC1 General Employment

Policy WC5 Visitor Economy and Tourism

Planning Assessment

The main planning issues are considered to be whether the proposal would accord with the adopted Local Plan (2005) and specifically Policies 1, 2 and 4. These relate to protection of the environment, sustainable development and economic development. Although acknowledging that it cannot be given full weight in planning decision making, Policy WC5 of the submission draft Local Plan (2015-2030), Policy WC5 is supportive of new or upgraded tourism developments providing they comply with the criteria set out (1) a) – e). Whilst this policy is subject to some Main Modifications in the current consultation, the salient parts of policy WC5 (1) remain unchanged and unchallenged following the public examination of the local plan. On this basis it is considered that the principle of additional facilities associated with an existing and established campsite is acceptable in principle.

The material planning consideration of the impact upon the wider character of the area is assessed below. As this relates to the siting of a new timber storage shed structure adjacent to an existing camping amenity building.

Impact upon the wider character of the area (Conservation Area and AONB)

Bryher campsite is located towards the north side of the Island of Bryher. The site is relatively in-land and on the higher upland central part of the island. Although there are nearby designations including those listed above, the proposed storage building is well outside of any natural or historic environment designations. The building will be located 6m to the south west of an existing camping amenity block, adjacent to a low field boundary, where it will be seen in the context of this use of the landscape. There will be views of the site and it will overlook the east side of the island, visible from Tresco and the channel.

It is proposed to keep the structure low with a shallow lean-to roof and it will be constructed of timber boarding, kept with a natural timber finish, with a felt roof. The main elevation will be orientated south east, facing over the Tresco channel and this elevation will have timber access door and two windows. The timber will be kept unpainted with a natural timber finish. Overall it is considered that the siting and design would not give rise to a harmful impact upon the wider character of this part of the Isles of Scilly Conservation Area or AONB. It is considered that the small scale nature, together with the natural materials and low-rise design, well-related to the existing building at the campsite, will not give rise to harm within this part of the landscape on Bryher. The proposal would

accord with Policy OE1 and OE7 of the Submission Isles of Scilly Local Plan (2015-2030)

Other Issues

The proposal is for a stand-alone storage building connected with Bryher Campsite; it is identified as required for storage purposes associated with the operational requirements of the campsite. The applicant notes that existing storage arrangements, both on and off the campsite, are already at capacity and alternative storage arrangements are in place across the islands, including in the applicant's own home. They note this is current impractical and required multiple trips around the island when items are required. The storage shed will be used for on-site storage space for equipment and supplies. The building is divided so as to provide a convenient storage area for guests to temporarily store camping luggage after packing away prior to leaving, which can sometimes be a long wait, depending on the tides. The space would also provide storage space for grocery deliveries from the local shop, when these are pre-ordered for guests, on arrival.

Bryher campsite was established in the early 1970s and has existing facilities that enable visitors to enjoy camping on Bryher. The nature of the proposal is such that it is not considered that there would be any additional waste management issues to address, as a result, and no greater impact on existing infrastructure. The roof slope intends to capture water run-off which will be re-used on site. No trees or hedges or other landscaping features would be removed to create space for the proposed building and as such it is not considered that there would be any impact upon wider biodiversity, species or habitats of the surrounding natural environment designations.

Conclusion

It is considered that the proposal will not result in any harmful impacts upon the wider environment, in terms of infrastructure, biodiversity or landscape harm. The structure is low-rise, well-related to other existing campsite buildings. It is of a scale and position that would not lead to any cumulative harm. The proposal is considered to align with both the adopted and emerging local plan.

Recommendation

For the above reasons this application is recommended for approval, subject to the conditions set out below.

Other implications

Due to the application being located in a sensitive environment, as denoted by the AONB, the application has been screened for environmental impacts through an Environmental Impact Assessment, Screening Opinion. This screening concluded that the development proposed does not constitute EIA development requiring an Environmental Statement.

The planning application engages certain human rights under the Human Rights Act 2008 (HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life, are not considered to be unlawfully interfered with by this proposal.

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:**

- **Plan 1 Location Plan**
- **Plan 2 Block Plan**
- **Plan 3 Proposed Floor Plans**
- **Plan 4 Proposed Elevations**

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 and Policies OE1 and OE7 of the Submission Isles of Scilly Local Plan (2015-2030).

- C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800- and 1800-hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

- C4 The building, hereby approved, shall be used for storage purposes only in connection with Bryher campsite and for no other purpose, including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory**

instrument revoking and re-enacting that Order with or without modification.

Reason: Any alternative uses of this building could give rise to issues not assessed which could be harmful to the

Print Name: Lisa Walton

Job Title: Senior Officer, Planning and Development Management

Signed:



01/10/2020

Authorised Officer with Delegated Authority to determine Planning Applications

Monitoring – Case Officer – Don't forget to complete and enter into the Monitoring Table: Y:\Infrastructure & Planning\Planning\Monitoring\2015-2030 Local Plan Monitoring

| Promoting a Sustainable Scilly | | | | | | | | | | |
|--------------------------------|-----|---------------|-----|-----|--------------|-----|------|-----|-----|------|
| | SS1 | SS2 | SS3 | SS4 | SS5 | SS6 | SS7 | SS8 | SS9 | SS10 |
| Clause/Part (State) | b) | 1. a). b), | | | | | | | | |
| Contrary to (tick) | | | | | | | | | | |
| In accordance with (tick) | ✓ | ✓ | | | | | | | | |
| Our Outstanding Environment | | | | | | | | | | |
| | OE1 | OE2 | OE3 | OE4 | OE5 | OE6 | OE7 | | | |
| Clause/Part (State) | | | | | | | (5), | | | |
| Contrary to (tick) | | | | | | | | | | |
| In accordance with (tick) | | | | | | | ✓ | | | |
| Strong Working Community | | | | | | | | | | |
| | WC1 | WC2 | WC3 | WC4 | WC5 | | | | | |
| Clause/Part (State) | | | | | 1)a) – e) | | | | | |
| Contrary to (tick) | | | | | | | | | | |

| | | | | | |
|---------------------------|--|--|--|--|---|
| In accordance with (tick) | | | | | ✓ |
|---------------------------|--|--|--|--|---|

| | | |
|------------------------|-----------------|---|
| Application Number: | P/19/090/FUL | |
| Valid Date | 05/08/2020 | |
| Date Decision Issued | 30/09/2020 | |
| | Approved | Refused Withdrawn |
| DEL/LMP: 30/09/2020 | | COMM |

| Monitoring | Yes | No |
|--------------------------------------|-----|----|
| Sustainable Design Measures required | | ✓ |
| Provided | | |
| Conditioned | | |
| Site Waste Management Plan Required | | ✓ |
| Provided | | |
| Conditioned | | |
| Biodiversity enhancements required | | ✓ |
| Provided | | |
| conditioned | | |