

**P/19/090/FUL: Campsite, Norrard, Bryher**  
**Erection of wooden storage shed adjacent to existing shower block**  
**SUPPORTING STATEMENT**

Proposal

The proposed development is a timber shed adjacent to the existing shower block on Bryher Campsite, to serve as a storage shed for maintenance, cleaning and camping equipment.

Background

Bryher Campsite Ltd has been trading for five years, gradually improving the visual appeal of the campsite within its surroundings, while enhancing the island economy through improving shoulder season occupancy.

As a result, existing storage spaces both on and off the campsite are at capacity. In addition, the current solution of storing items such as cleaning supplies, maintenance equipment, spare parts, camping luggage and kit, spare tents and other such equipment off-site is no longer adequate. Equipment and supplies are currently stored in multiple locations across the island, including our own home. This is not only impractical with a young family but results in increased traffic on the island's roads and reduces the operating efficiency of the campsite.

This storage shed will primarily provide a storage space for equipment and supplies on the campsite itself, so the items are stored where needed, rather than off-site.

In addition, through use of an internal dividing wall, the shed will also provide campers with a dry space to temporarily store camping luggage after decamping and while awaiting luggage collection on their departure. Due to Bryher's tidal nature, there can often be a significant delay, resulting in a poor customer experience during foul weather. The shed will also provide a covered space for Bryher Shop to leave grocery deliveries ready for campers' arrivals, encouraging use of this island business.

The shed also opens up the potential to offer camping equipment hire in the future. Such a service could reduce a significant barrier to camping on the Isles of Scilly, namely the difficulty of getting camping equipment to the islands (and off-islands in particular).

In accordance with Policy WC5 of the emerging Isles of Scilly Local Plan, the proposed development will assist Bryher Campsite to strengthen the quality and value of tourism on the island and increase productivity through more efficient operation.

Site Location

Bryher Campsite sits at the northern end of the island of Bryher, straddling the spine of the island between Watch Hill and Shipman Head Down.

The proposed storage shed would be located toward the campsite's south-eastern boundary, adjacent to the existing shower block. The intended site is currently an underused part of the site; being directly adjacent to the shower block this area of ground is never used by campers.



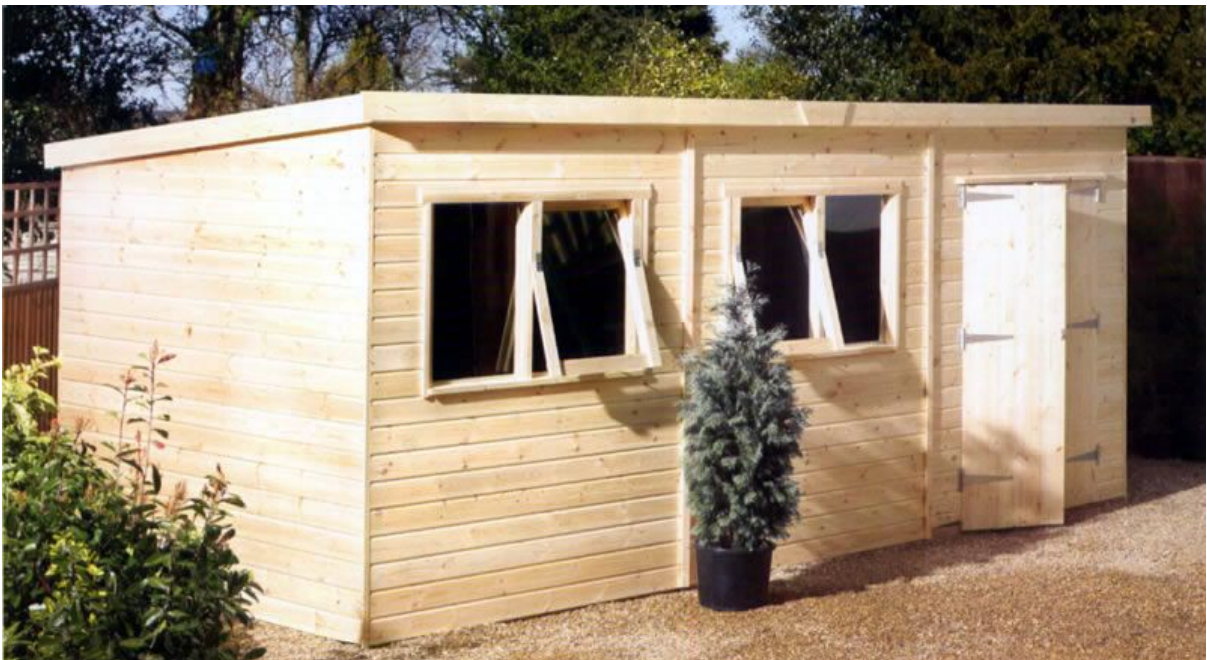
*Proposed location near existing shower block, viewed from Watch Hill, south-west of campsite*

### Design

The storage shed will be a simple timber construction, with both the style and materials in keeping with many similar outbuildings across the island in both domestic and commercial settings. The siting adjacent to the existing shower block will minimise any harm to the wider scenic beauty of Bryher and the character and appearance of the Conservation Area. The building has been kept as small as practicable, at approximately 6m x 3m. The building is of around the same size as other similar storage buildings on the island.

It is proposed that rainwater harvesting will be incorporated to the rear elevation to ensure any run-off can be stored and recycled on-site.

A natural, brown-green protective woodstain is suggested but the applicant is open to any preferred finish recommended by the Authority.



*Proposed storage shed (NB: door will be located at near end of front elevation)*

### Access

The proposed development is an ancillary building to the existing campsite and facilities. Access will be via the existing pedestrian and vehicular entrances to the campsite. The development will result in no additional journeys and in fact is likely to reduce vehicular movements around the campsite and wider island.

### Waste Management Plan

The proposed storage shed will require minimal excavation to provide a simple concrete base. The shed will be prefabricated, resulting in minimal waste material. This will be separated on-site and disposed of through the appropriate segregated commercial waste streams.

### Pre-Application Advice

The Applicant received pre-application advice from Lisa Walton, Senior Planning Officer, on 14<sup>th</sup> October 2019 as follows:

*“From the spec provided in the link it would appear that a timber shed (6m x 3m) would be quite low in overall height and sited in close proximity to existing shower block building.*

*“A planning application would be assessed against existing adopted Local Plan 2005. In particular Policy 1 (Environmental Protection), Policy 2 (Sustainable Development) and Policy 4 (Economic Development). We would also give weight to the emerging policies of the new Local Plan 2015-2030. This would include Policy SS1, Policy OE1 and Policy WC1. So where the development does not give rise to harm, in terms of natural and historic environment designations and is to support the tourism economy on Bryher, and is visually in keeping with the wider character of this landscape and does not give rise to harm on the visual amenity of the AONB or the character of the conservation area then your application would likely be considered favourably.*

*“A full assessment would be made once your application has been submitted but from the information provided then it would appear to be a good location.”*