



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, 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/20/039/HH	Date Application Registered:	12th June 2020
Applicant:	Mrs M Bayetto Trevean Higher Town St Martin's Isles Of Scilly TR25 0QL	Agent:	Mr Mark Campbell Royal Mews St Georges Place Cheltenham GL50 3PQ
Site address:	Trevean Higher Town St Martin's Isles of Scilly TR25 0QL		
Proposal:	Conversion of the existing greenhouse/store into a studio and addition of a workshop, with associated alterations to the exterior of the property including the addition of a porch.		

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:**
- **Plan 1 Proposed Block Plan**
 - **Plan 2 Location Plan**
 - **Plan 3 Proposed Plans and Elevations, Drawing Number: PS-TGS-8e**
 - **Plan 4 Site Waste Management Plan**
 - **Plan 5 Bat Mitigation Strategy**
- 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 Policy OE1 and OE7 of the submission Isles of Scilly Local Plan (2015-2030).
- C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting**

shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the St Martins Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

- C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwelling, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock.

- C5 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.

- C6 The alterations to the property, hereby permitted, shall not result in any sub-division of this as a single dwelling and no element shall be occupied at any time as a separate self-contained dwelling. Any such change of use would need to be subject to a further application for planning permission. The areas marked green on the attached plan shall be retained for the purposes of ancillary studio and workshop space only, in accordance with the approved plans.**

Reason: To ensure that the development hereby permitted is occupied only as a single dwelling as specified in the application. In accordance with Policy 3 of the adopted Isles of Scilly Local Plan (2005) and Policy LC9 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

- C7 No development, on any part of the building where bats have been found, shall take place until a European Protected Species License (EPSL) has been obtained from Natural England. The applicant shall provide the Local Planning Authority with copies of all relevant documentation and the results of any required further survey work as applicable. Works to be completed in strict compliance with the terms of any licence issued by Natural England. The Local Planning Authority shall be provided with a copy of all relevant bat mitigation provision and the results of any required post-development monitoring as applicable. All bat survey records arising from this project to be provided to the relevant Biological Recording Centre which for the Isles of Scilly is at Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS).**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in the interests of safeguarding protected species and to enhance biodiversity in accordance with Policy 1(e) of the adopted Isles of Scilly Local Plan 2005 and Policy OE2 of the 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.

2. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
3. 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.
4. 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 Officer, Planning and Development Management

Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 17th September 2020



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mrs M Bayetto,

Please sign and complete this certificate.

This is to certify that decision notice: P/20/039/HH and the accompanying conditions have been read and understood by the applicant: Mrs M Bayetto.

1. **Development of the approved plans:** Conversion of the existing greenhouse/store into a studio and addition of a workshop, with associated alterations to the exterior of the property including the addition of a porch **at:** Trevean Higher Town St Martin's Isles Of Scilly TR25 0QL **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:

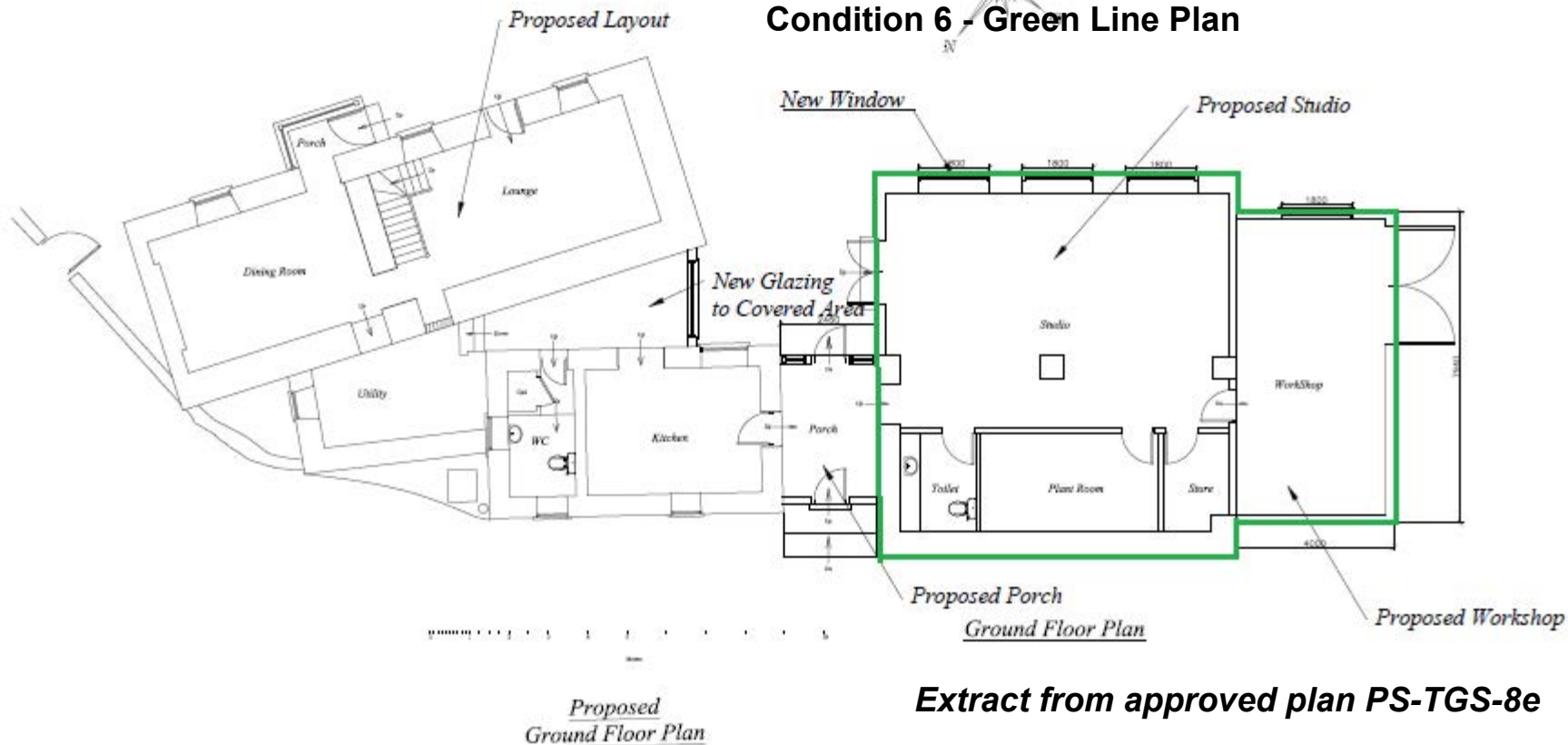
Signed:

Date:

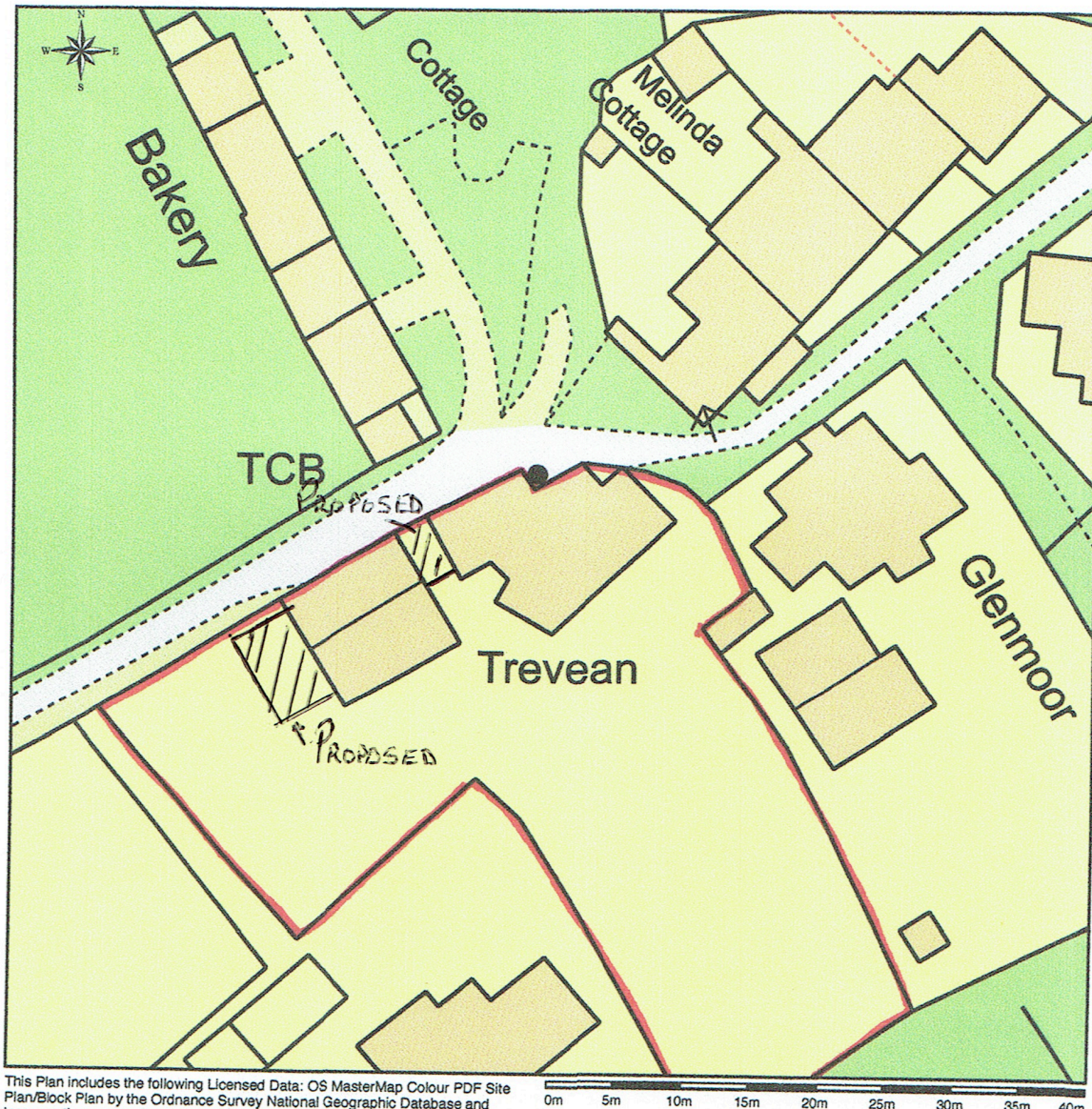
Proposed Layout

First Floor Plan

**P/20/039/HH: Trevean, Higher Town, St Martins
Condition 6 - Green Line Plan**



Block Plan for Trevean



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Scale: 1:500, paper size: A4

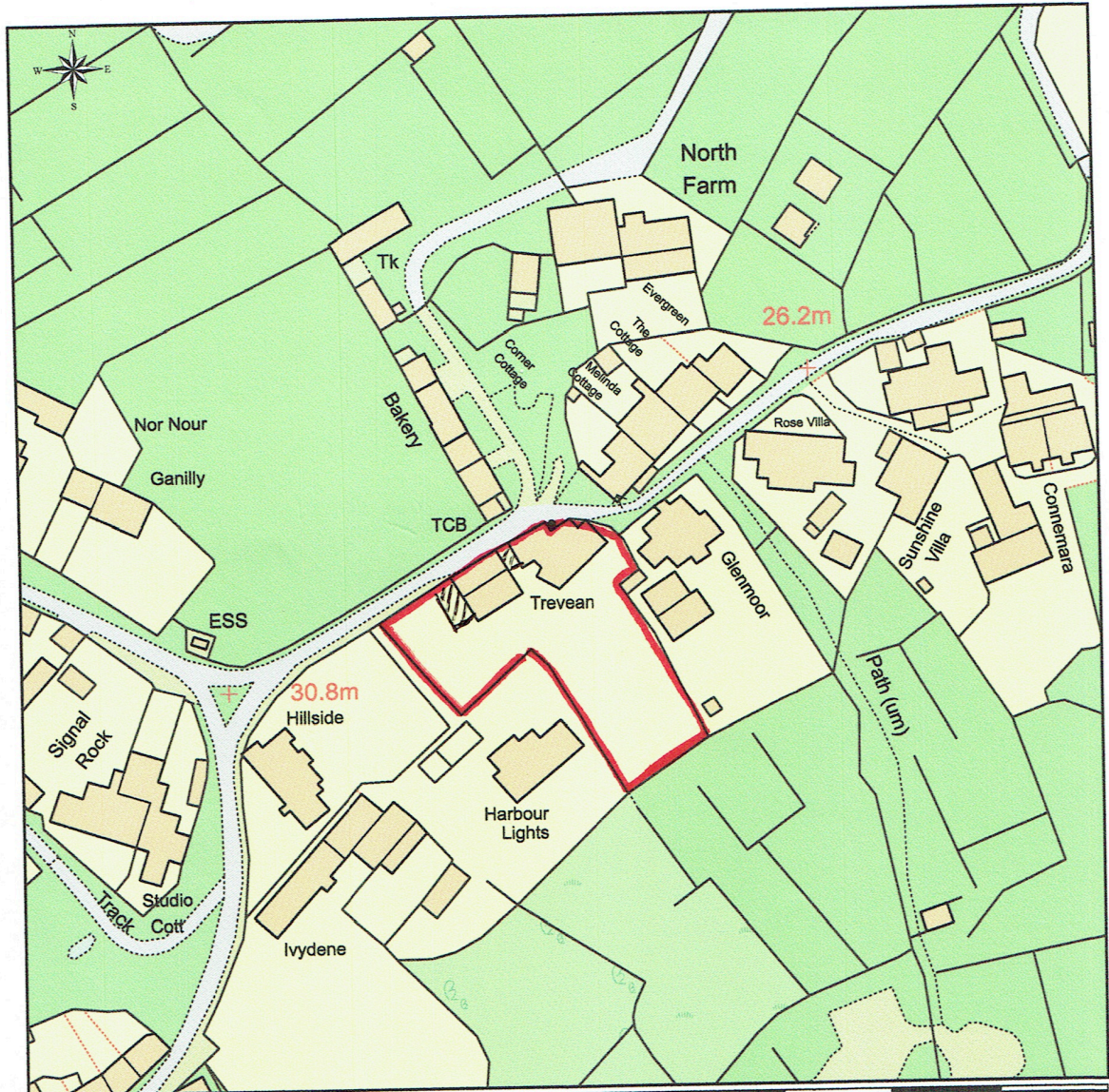
Trevean
Block Plan
Trevean
Higher Town
St. Martin's
Isles of Scilly
TR25 0QL



emapsite™
plans

Prepared by: Paul Osborne, 22-05-2020

Location Plan for Trevean

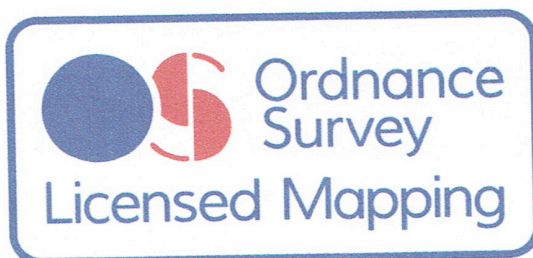


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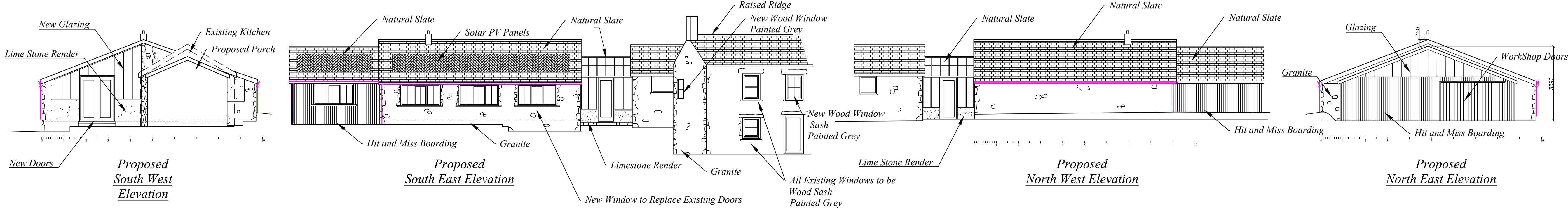
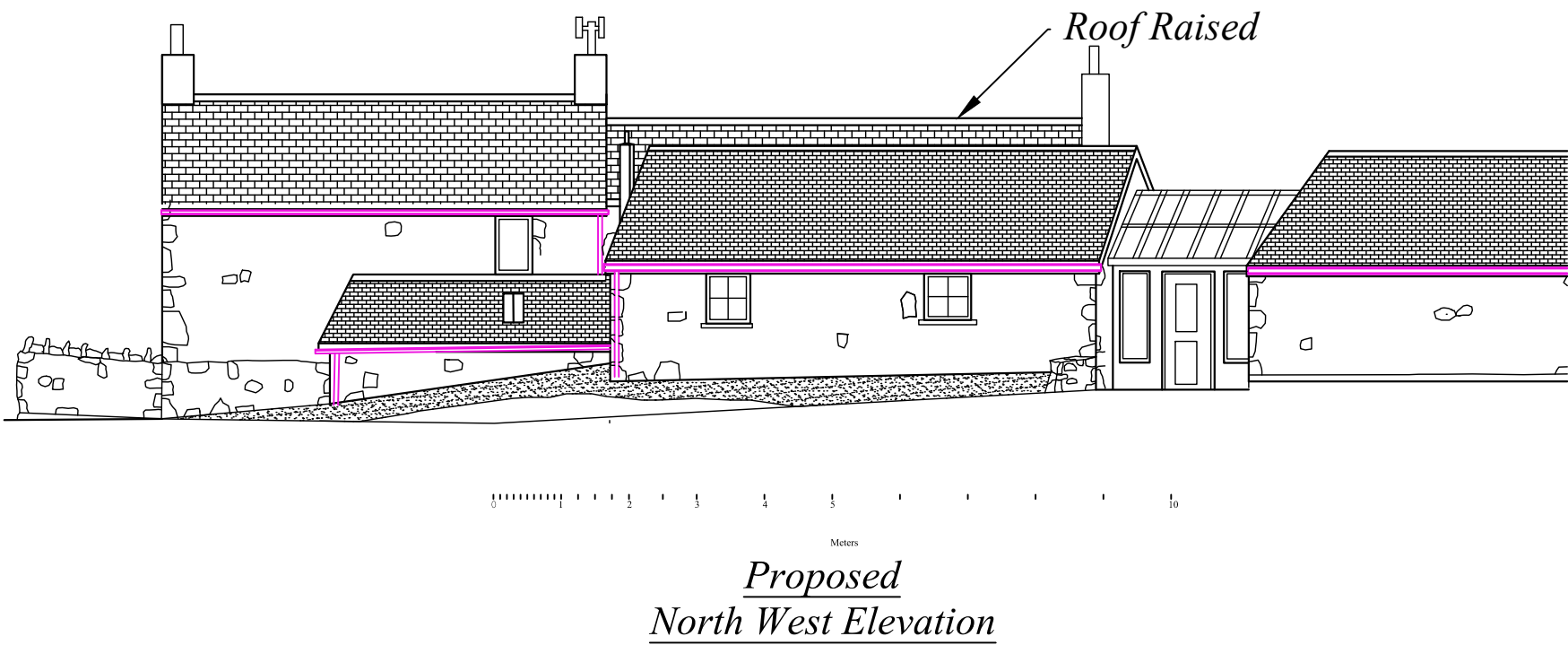
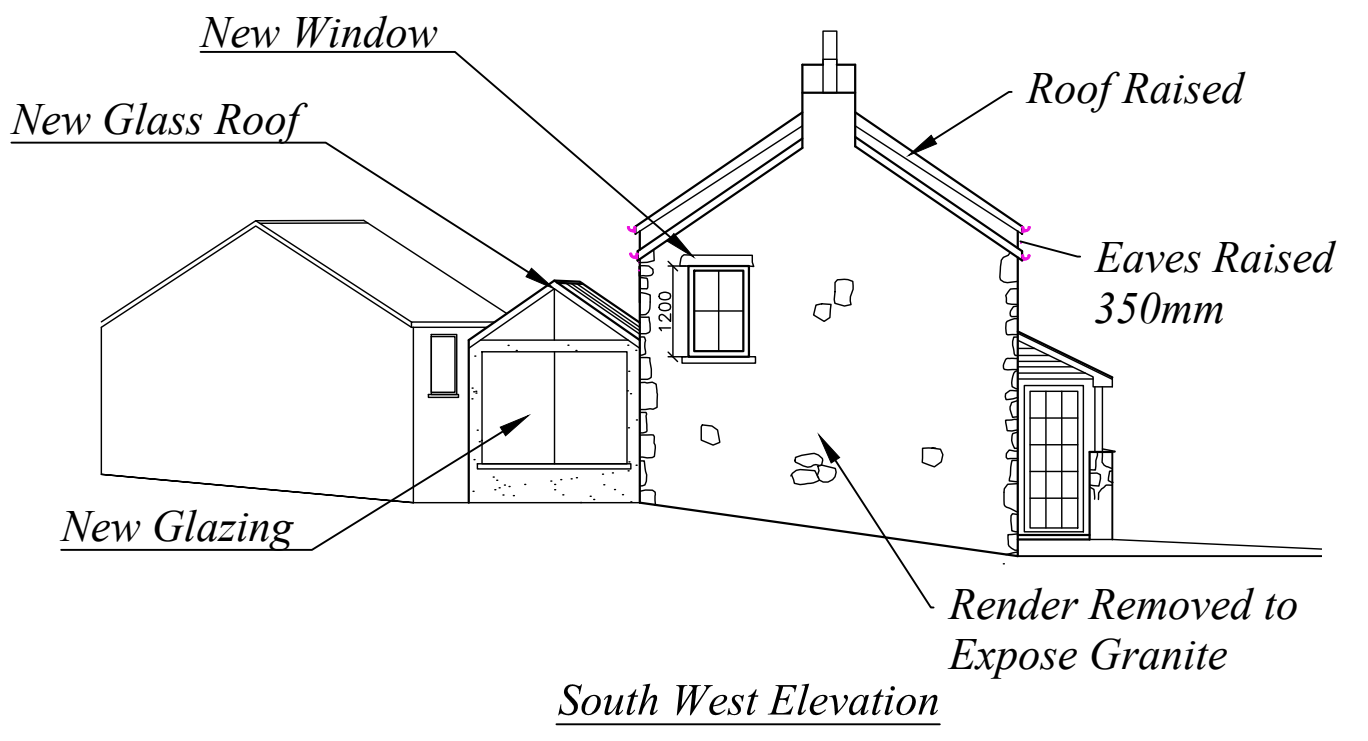
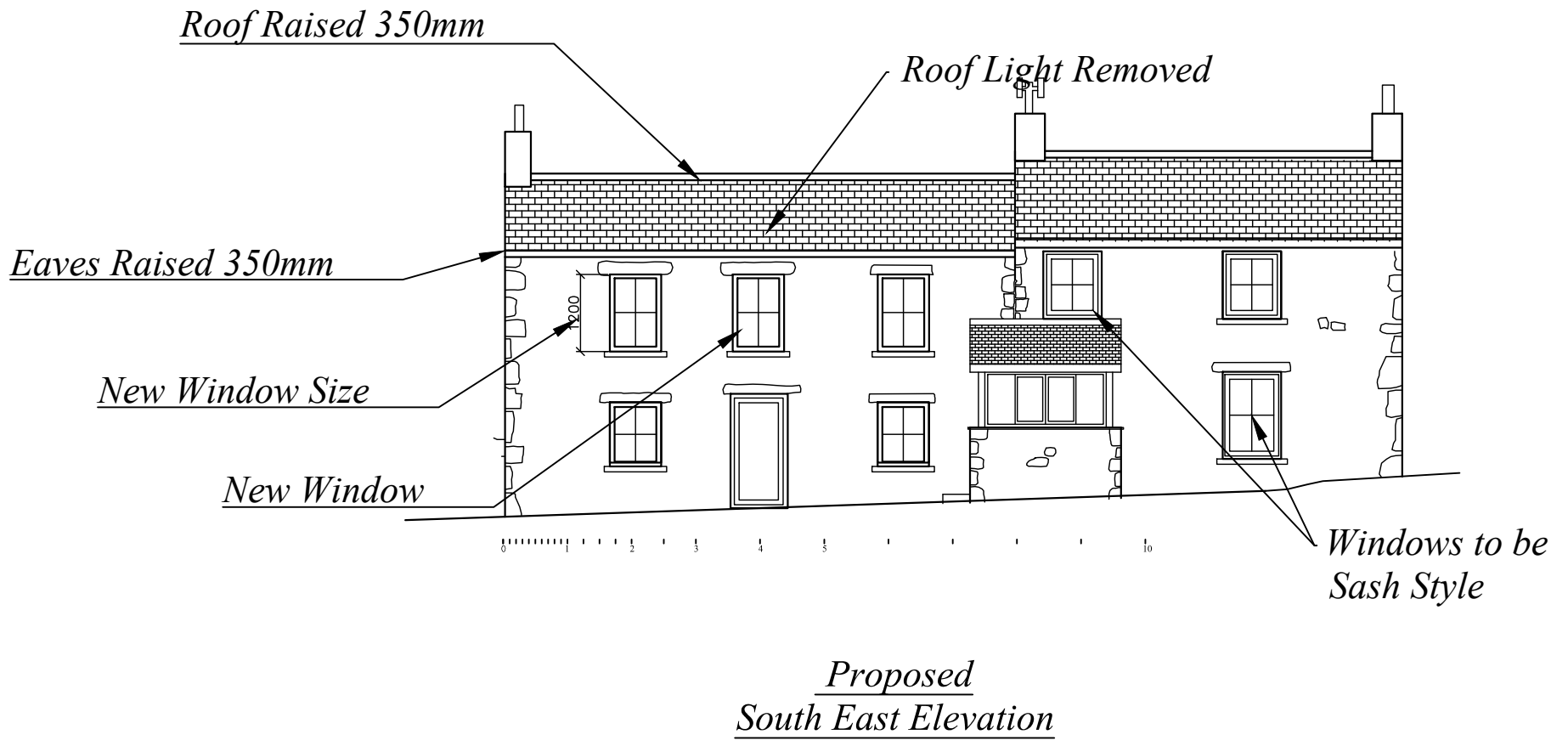
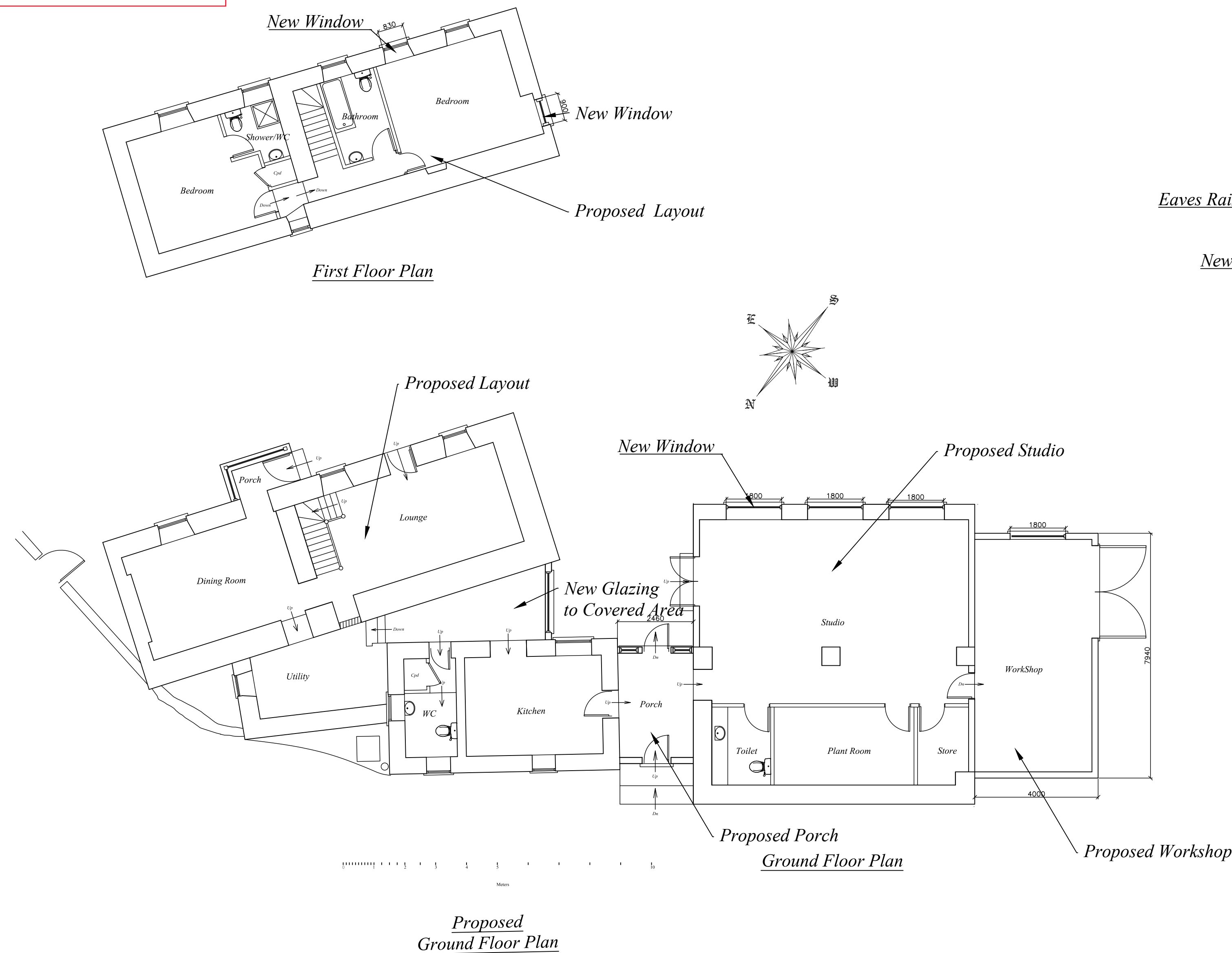
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Trevean
Location Plan
Trevean
Higher Town
St. Martin's
Isles of Scilly
TR25 0QL



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plans

Prepared by: Paul Osborne, 22-05-2020



*Trevean
Higher Town
St. Martin's
Isles of Scilly*

*Proposed Studio,
Workshop and
Alterations to
Existing
Dwelling*

Mrs M Bayetto

© Copyright Paul Osborne

N.B.-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

Date - Dec 2019
Amended - January/Feb/ Mar 2020
Scale - 1 : 100 @ A1

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: paul@sailsilly.com

PS-TGS-8e

Paul Osborne

Jus Limin

Carn Thomas

St. Mary's

Isles of Scilly

Site Waste Management Plan
For
Trevean,
Higher Town,
St. Martin's, Isles of Scilly.

INTRODUCTION

This document constitutes the ‘best practice initiatives’ adopted by TREVEAN by requiring the contractors employed to carry out the proposed works at Trevean, Higher Town, St. Martin’s, Isles of Scilly to embrace the principles of the Site Waste Management Plan as required by the Site Waste Management Regulations 2008.

PROJECT SITE - TREVEAN, Higher Town, St. Martin’s, Isles of Scilly

CLIENT - MRS MAUREEN BAYETTO

CONTRACTOR - TBA

PROJECT SUMMARY - CONVERSION OF GREENHOUSE TO STUDIO,
ADDITION OF WORKSHOP AND PORCH INCLUDING NEW GLAZED LINK

START DATE - SEPTEMBER 2020 (Subject to Planning Approval)

PROJECT DURATION - To be confirmed by Contractor (Estimated 4 weeks)

PERSONS RESPONSIBLE FOR THE MANAGEMENT OF WASTE - Contractor

Third Party Waste Handling - Third parties handling waste will be required to provide documentary evidence of their licence to handle, transport, recycle and dispose of waste.

OBJECTIVES

Project Objectives

- 1 To take all responsible steps to ensure that waste management controls are observed.
- 2 To minimise the amount of waste generated and maximised the amount of waste reused and recycled.
- 3 To re-use as much waste as possible on-site. Where reuse is not possible to identify the most appropriate waste management option in line with the waste hierarchy.
- 4 To manage waste as close as possible to site location
- 5 To make and improve awareness of waste management issues of all contractors and sub contractors and to ensure the correct waste management practices are followed on site.

RESPONSIBILITIES

The responsibilities in relation to the SWMP are set out below.

The Site Waste Coordinator is the Principle Contractor on site, who is responsible for implementation of the SWMP. Duties include but are not limited to:

Ensuring waste is managed on site according to the SWMP. This includes ensuring appropriate segregation of waste on-site, making arrangements for the removal of waste from the site.

Ensuring all staff and sub-contractors understand their duties in relation to the SWMP. This includes organising appropriate training.

Ensuring correct records and documentation is kept. This includes checking waste transfer documentation, and maintenance of documentation relating to waste transfer.

The 'Site Waste Coordinator' is the point of contact for all staff, contractors and waste contractors in relation to the SWMP and waste management issues.

All contractors' staff operatives working on site are responsible for adhering to the principles for the movement and segregation of waste on site.

WASTE CONTRACTORS

The waste contractors are to be listed with contact details, this list is to be compiled by the 'Site Waste Coordinator'

All waste contractors are responsible for adhering to the SWMP including:

All waste contractors are responsible for ensuring compliance with their Duty of Care including providing the appropriate records to the 'site waste coordinator'

All mainland Contractors receiving waste are responsible for ensuring waste is managed as specified in the SWMP. They are responsible for ensuring the waste treatment facilities have a waste licence and that records are provided to the 'site waste coordinator'

Mainland waste contractors receiving waste are responsible for transporting it to a licensed waste management facility

Mainland waste contractors are responsible for providing adequate containers for the collection and segregation of waste as specified in the SWMP.

MANAGEMENT OF WASTE ON SITE

The principle contractor shall adopt the materials that'll be re-used or recycled on site will be segregated in designated areas ready for mainland transportation. The locations of the designated areas shall be identified by the contractor prior to commencement of works and recorded.

- Re-Use and Re-Cycle Off Site
- Materials that will be removed from site for recycling will be segregated from the waste stream and collected in containers for transport. The locations of collection and segregation area/s and the materials that will be collected at these sites are to be recorded.
- The waste containers will be colour coded according to the National Coding Scheme.
- All waste which can be reused or recycled as specified in the recorded tables just be segregated out of the waste stream by staff and sub-contractors.
- Contamination of the waste containers will be monitored.
- At the end of each day all staff and package contractors must ensure that waste is moved to the appropriate area/s as specified.
- All lovable containers will be locked at the end of each day.
- Any problems found with arrangements for waste segregation should be reported directly to the 'site waste coordinator.'

TRAINING

As part of adopting the principles of the SWMP the Principle Contractor shall implement training and as such the site waste coordinator shall be responsible for ensuring all of the contractors staff and operatives receive training the implementation of the SWMP

Details of training should be recorded.

MEASURING AND MONITORING

The Site waste Coordinator will be responsible for ensuring that monitoring takes place throughout the project - to include:

Estimated Waste generated Schedule

Summary of Actual Waste Generated

Actual Waste Carrier Recorded.

BAT MITIGATION STRATEGY

TREVEAN,
HIGHER TOWN,
ST MARTIN'S,
ISLES OF SCILLY,
TR25 0QL

Client: Mr Mark Travers

Planning reference: P/20/039/HH

Report date: 16th September 2020

Author: James Faulconbridge MRes, MCIEEM

1 Introduction

The purpose of this document is to outline the mitigation measures with regards to bats associated with the householder planning application detailed in Application P/20/039/HH.

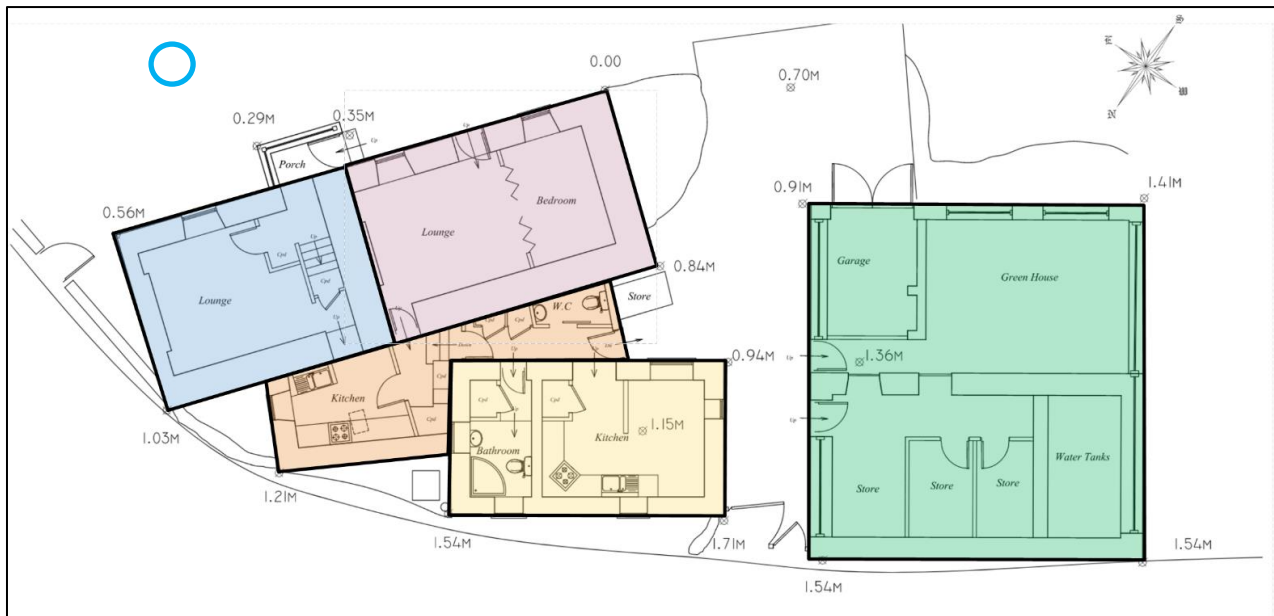
2 Mitigation Proposals

2.1 Roost Replacement

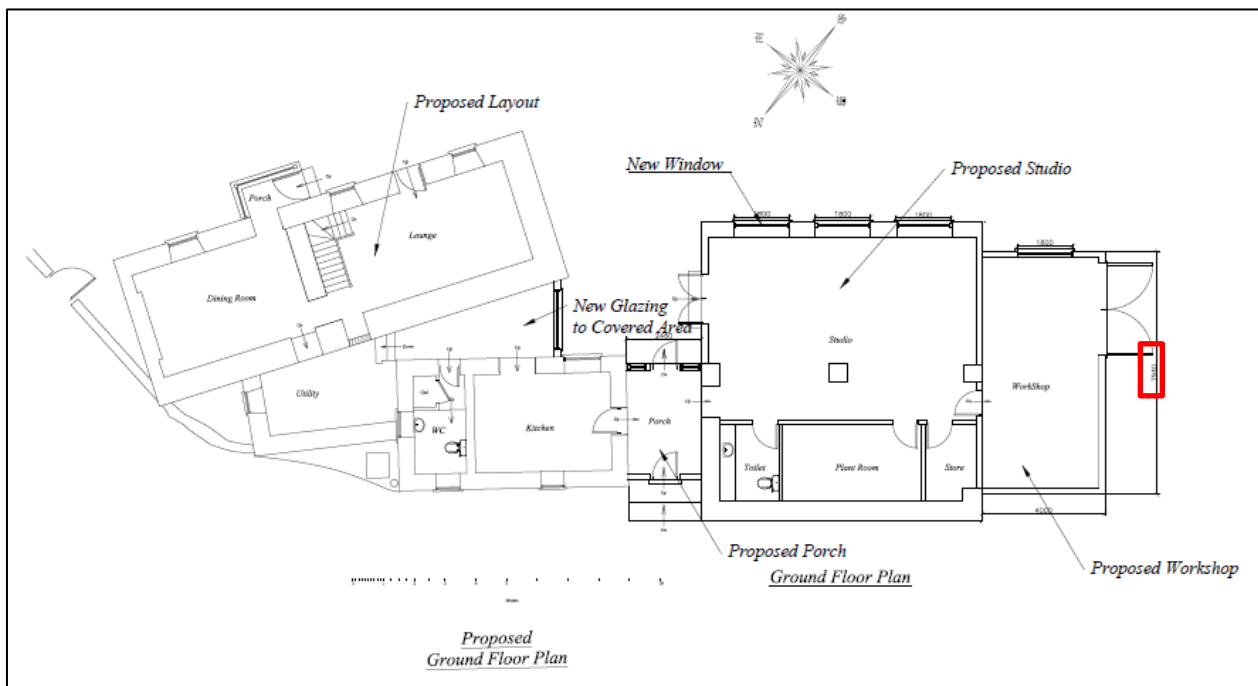
Prior to the commencement of any works affecting the roof structure, a replacement roosting site should be created. This should comprise a bat box using the Kent Bat Box design (**Appendix A**) which would be sited on a retained tree within the gardens of the property (**Map 01**). This will secure continued provision of roosting habitat throughout the works period and a location where any bats identified during the works can be placed safely.

Following the completion of works, an additional bat box, using the same Kent Bat Box design, should be placed on the external wall just beneath the apex of the gable end of the new workshop constructed to the south-west of the glasshouse (**Map 02**). This would provide a roosting opportunity in an equivalent location to the roost to be removed ie. a south-west facing gable end of the single-storey building.

The installation of both boxes should be supervised by a Licenced Bat Worker to ensure that the aspect and height of the boxes are appropriate. Provision of this feature would ensure continuity of roosting habitat in both the short-term and the long-term.



Map 01 - Showing the proposed location of the replacement roosting site – the blue circle indicates the location of the elm tree where the box will be situated. Whilst this is the same physical location as the bat box installed as part of application P/020/026, it would be placed on a different aspect and at a different height to ensure it provides different conditions to provide variation in roosting opportunities.



Map 02 - Showing the proposed location of the enhancement roosting site – the red square indicates the location of the Kent Bat Box on the apex of the proposed workshop extension.

2.2 Timing of Works

No significant constraints on timing of works are considered necessary due to the status of the roost as a non-breeding summer roost used by an individual bat; however the months of November – February

should be avoided where possible as this is when bats enter a time of reduced activity or torpor which makes disturbance impacts more significant.

2.3 Ecological Oversight

The controlled part-demolition would require the removal and exposure of potential roosting sites which may be used by bats on the identified building(s) under the supervision and direction of a licensed bat worker. Structures would need to be removed by hand and with care.

Structures on the identified building which would potentially need to be removed under supervision of a licensed bat worker would include:

- All roof tiles 1m up from the eaves and the gables on the kitchen building;
- All soffits, barge boards, fascias and flashing where not exposed from the removal of tiles;
- The removal of any other structural features as determined by the licensed bat worker.

Scaffolding would be provided to allow the licensed bat worker full view of the works as required.

Once the above structural features have been removed, the roof would be left exposed for 2 nights to allow any bats present within the loft space to depart following the change in environmental conditions. Once this time has elapsed and the licensed bat worker is satisfied that all potential roosting sites have been exposed, then works can proceed under distance supervision.

If a bat were found to be present during works, it would be captured by the licenced bat worker in a gloved hand and placed in the bat box or allowed to disperse of its own accord.

The full scope of the supervision works would be agreed with all relevant parties to ensure the above objectives are met and that all areas of roof structures are accessible.

2.4 Monitoring

Due to the scale of impact identified, it is unlikely that Natural England would expect post-completion monitoring of the mitigation measures.

APPENDIX A – KENT BAT BOX DESIGN

The Kent bat box

Simple to construct, self-cleaning and low maintenance.

The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Materials and construction

Box to be made from untreated rough-sawn timbers
Timber should be c.20mm thick

The box should be rainproof and draught-free

Crevices can be between 15 and 25 mm wide

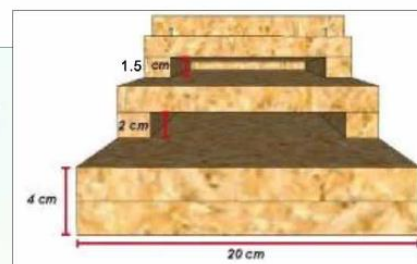
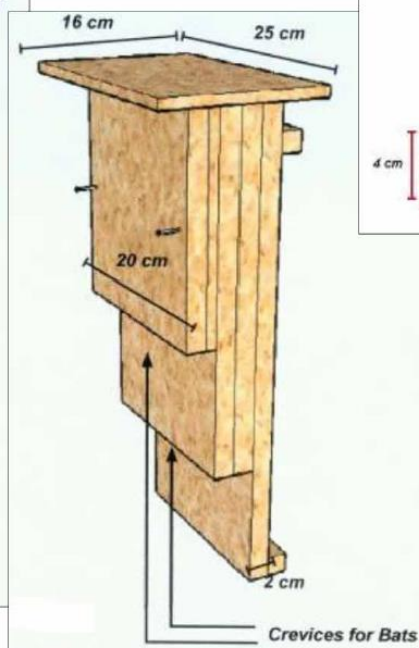
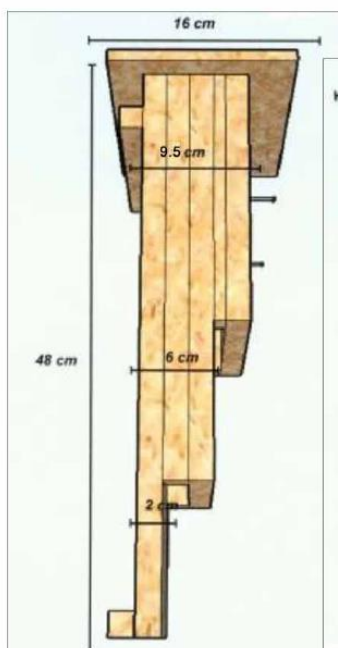
Fixing may be by use of brackets, durable bands or wires

Location

Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day.

They can be fitted to walls, other flat surfaces or trees

A clear flight line to the entrance is important



This design has been developed by Kent Bat Group

We'd like to know how successful it is. Please send any comments or records of bats seen using it to: records@kentbatgroup.org.uk

With thanks to Glen Sharman for help in producing the prototype and Lloyd Bore for providing plans.

Kent Bat Group

www.kentbatgroup.org.uk

Reg Charity No. 1079767

