



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/20/075/FUL	Date Application Registered:	30th September 2020
Applicant:	Mrs A Jenkins Carn Friars Farm Carn Friars St Mary's Isles of Scilly TR21 0NZ	Agent:	Mr C Jenkins Carn Friars Farm Carn Friars St Mary's Isles of Scilly TR21 0NZ

Site address: Barn 10 Carn Friars Farm Carn Friars St Mary's Isles of Scilly
Proposal: Conversion of redundant barn to holiday let/winter farm staff quarters.

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 and Block Plan, drawing number CLCF-P-01 A, dated July 2020;**
 - **Proposed Elevations, drawing number CJCF-P-04, dated April 2020;**
 - **Proposed Floor Plans and Sections, drawing number: CJCF-P-03, dated August 2020;**
 - **Design and Access Statement;**
 - **Bat Presence Absence Survey, Ref: Ref: BS36-2021PA, dated 25th May 2021 (avoidance, mitigation and enhancement).**
- 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 Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Submission of Water Conservation Measures

- C4 Prior to the commencement of the development hereby permitted a detailed scheme indicating the water conservation and harvesting measures including a water consumption standard of no more than 110 litres per person, per day. The scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS1(b) and SS2(k) of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the islands carbon footprint and reduce energy and water demands.

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

- C5 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and emerging Policy SS2(2) of the submission draft Isles of Scilly Local Plan (2015-2030).

- C6 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.

- C7 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.

- C8 The holiday let dwelling, hereby approved, shall not be used otherwise than for the provision of short let holiday accommodation and as a winter staff let, in connection with Carn Friars Farm only. The dwelling shall not otherwise be occupied as a**

permanent dwelling and shall not be occupied during the summer months (April through to October) by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year, in accordance with the General Data Protection Regulations. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.

Reason: To ensure that the development is occupied as holiday accommodation thereby according with Policy 4 of the Isles of Scilly Local Plan (2005) and Policy WC5 of the Submission Draft Isles of Scilly Local Plan (2015-2030) and promoting the local economy.

- C9 Prior to the first use of the dwelling, hereby approved, the biodiversity enhancement measures of two free-standing 'kent' style bat boxes, as set out in the Presence/Absence Survey (Ref: BS36-2021PA) and dated 25th May 2021, shall be installed at the apex of the gable end of the south-facing elevation and at the apex of the gable end on the eastern car port. The bat boxes shall be retained as such thereafter.**

Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the 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. **BAT AVOIDANCE:** As there is a low risk that bats may be using the western lean-to as a night roost, consideration should be given to the effect of the building's loss during the demolition phase of the proposed works on bats. To mitigate this risk the following should be undertaken: Construct the car port on the eastern elevation before demolition of the existing western lean-to, to ensure that CEF can be maintained during the length of the proposed works. This should be undertaken alongside all remaining outbuildings remaining open during the demolition phase of the project (where possible), up until the car port has been constructed.
3. **AMENDMENTS:** 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 £234 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. **DISCHARGING CONDITIONS:** 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 £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.
5. **BATS GENERAL:** 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.
6. **ACCESS FOR FIRE APPLIANCES:** Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse. It is important to remember that failure to do so may

prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk. The Fire Authority must be consulted when the proposal is submitted for its Building Regulation Consultation.

7. **Holiday Rental Advice:** The Responsible Person should ensure the proposal complies with current Fire Safety Legislation and Guidance as this differs from Building Regulations before being used as a holiday rental. Whilst not exhaustive advice the applicant should consider if the proposed travel distance from the furthest point in the first floor bedroom (inner room) exceeds 12 meters to the final exit on the ground floor a suitable protected means of escape may be required, a suitable suppression system may be an alternative option.
8. **Application to South West Water:** Please ensure an application is made to South West Water for new connections. developerservicesplanning@southwestwater.co.uk
9. **Building Control:** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project:
buildingcontrol@cornwall.gov.uk

Signed: 

Chief Planning Officer

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

DATE OF ISSUE: 8th June 2021



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 A Jenkins

Please sign and complete this certificate.

This is to certify that decision notice: P/20/075/FUL and the accompanying conditions have been read and understood by the applicant: Mrs A Jenkins.

1. **I/we intend to commence the development as approved:** Conversion of redundant barn to holiday let/winter farm staff quarters at: Barn 10 Carn Friars Farm Carn Friars St Mary's Isles Of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name: **Contact Telephone Number:**

Print Name:

Signed:

Date:

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

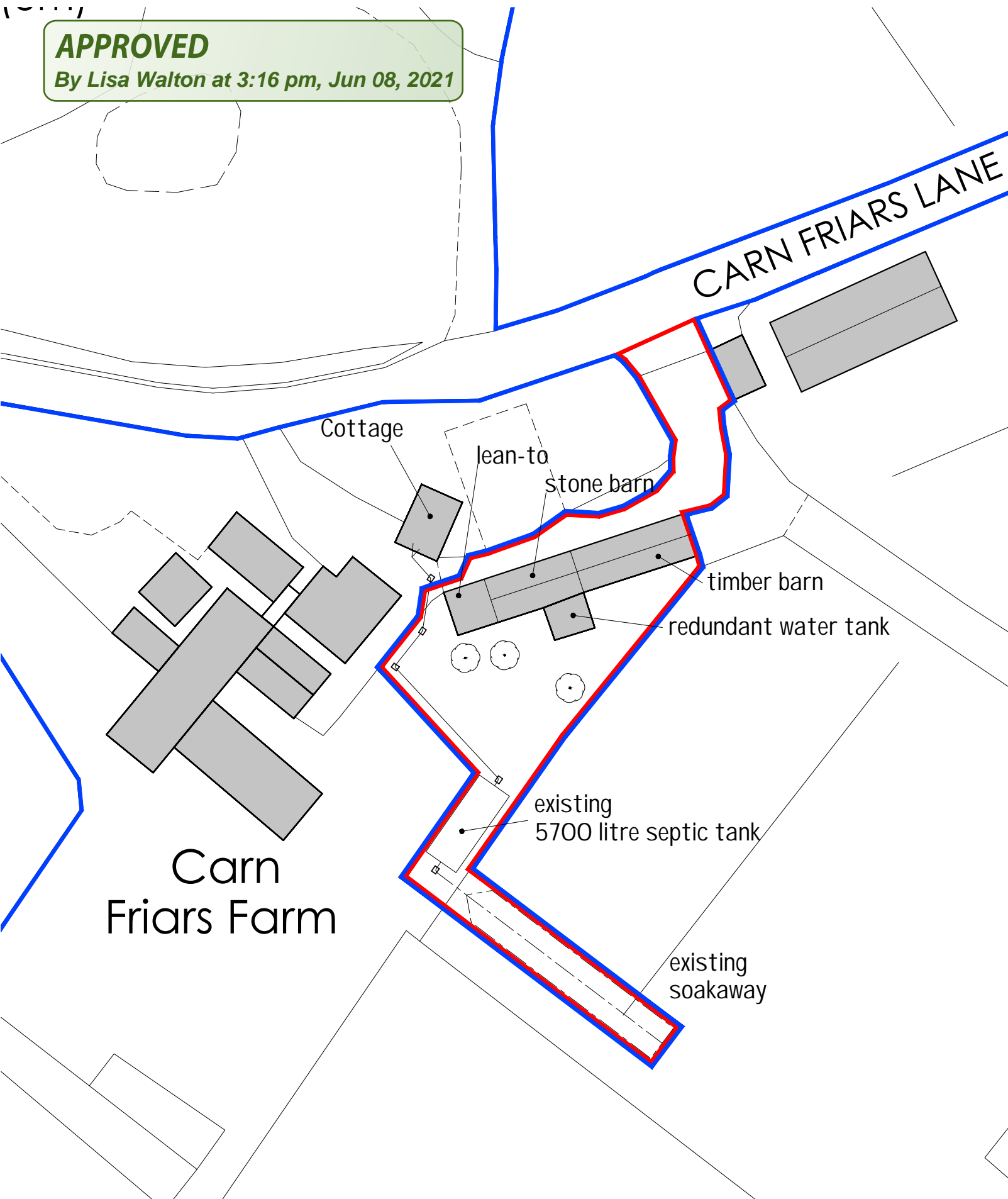
For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process and the [fee required](#) for this process.

PRE-COMMENCEMENT CONDITION(S)

- C5 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
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APPROVED

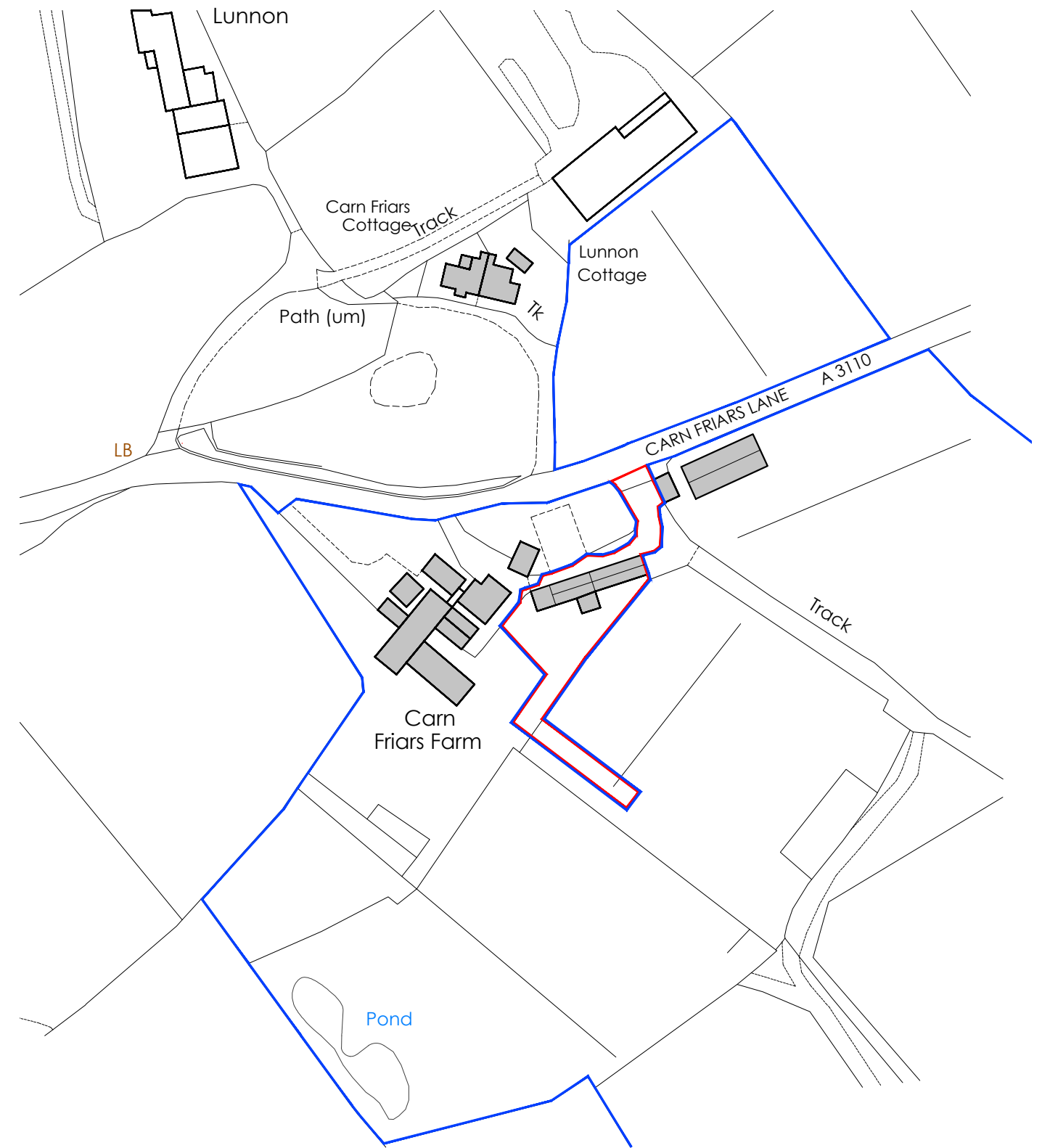
By Lisa Walton at 3:16 pm, Jun 08, 2021



BLOCK PLAN 1:500 @ A3

0 5 10 15 20 25m

PROPOSED BARN CONVERSION, CARN FRIARS, ISLES of SCILLY



LOCATION PLAN 1:1250 @ A3

0 10 20 30 40 50 60m

REV: A 25:09:2020
OS copyright reference added.
Adjacent land ownership
boundary added

client	Mrs Angela Jenkins
project	proposed conversion of Carn Friars Barn
scale	1:1250, 1:500
sheet size	A3
date	July 2020
drawing title	location and block plans
	CJCF-P-01 A

OS Copyright data
Emapsite
OS_MasterMap_624738_825065



APPROVED

By Lisa Walton at 3:17 pm, Jun 08, 2021

roof to timber barn to be re-clad in dark grey profiled sheet

orange-red pantiles to match adjacent farm buildings

lean-to taken down and rebuilt with vertical timber boarding as adjacent cottage

render removed from barn - original stone face exposed and cleaned

FRONT (NORTH) ELEVATION

SIDE (WEST) ELEVATION

weathered timber to match adjacent cottage

weathered timber to match adjacent cottage

REAR (SOUTH) ELEVATION

SIDE (EAST) ELEVATION

open fronted timber barn

3 Storey
Red Felt

DO NOT SCALE
FROM THIS DRAWING

Client
Mrs Angela Jenkins

Project
Proposed conversion of
Carn Friar Barn

Scale
1:100
A3

Date
April 2020

Drawn by
proposed
elevations

CJCF-P04

1:100@ A3

0 1m 2m 3m 4m 5m

PROPOSED ELEVATIONS

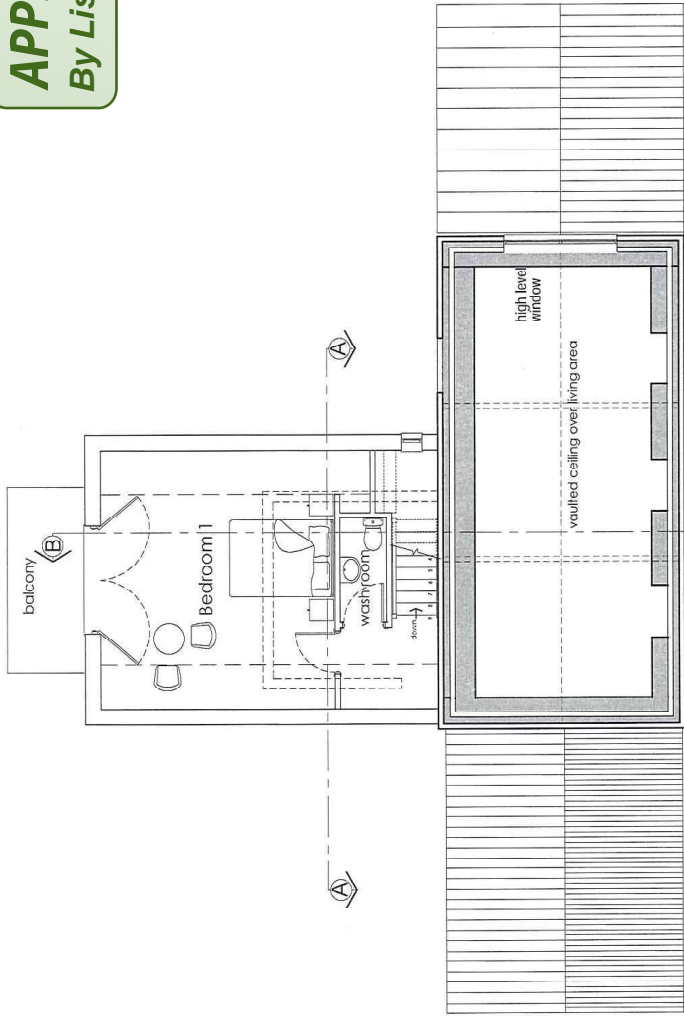
RECEIVED

By Emma Kingwell at 11:02 am, Sep 22, 2020

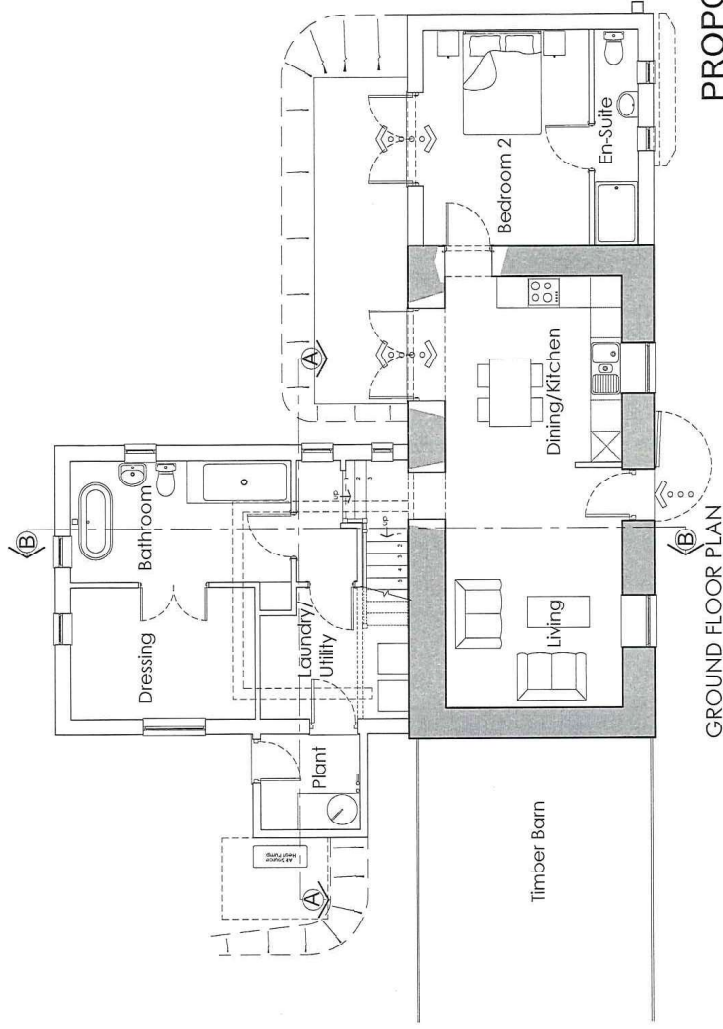
PROPOSED BARN CONVERSION, CARN FRIARS, ISLES of SCILLY

APPROVED
By Lisa Walton at 3:19 pm, Jun 08, 2021

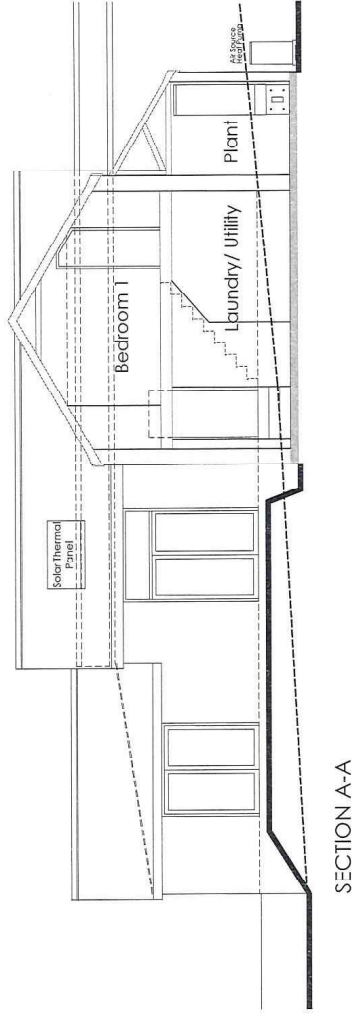
RECEIVED
By Emma Kingwell at 11:06 am, Sep 22, 2020



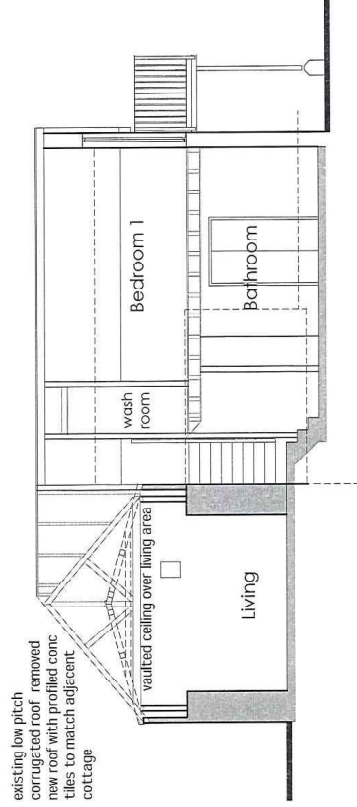
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION A-A



SECTION B-B

DO NOT SCALE FROM THIS DRAWING	
client	Mrs Angela Jenkins
project	proposed conversion of Carn Friar Barn
scale	1:100
date	25 August 2020
drawn	AS
checked	AS
proposed plans	
CIC/P-03	

0 1m 2 3 4 5m

PROPOSED PLANS

PROPOSED BARN CONVERSION, CARN FRIARS, ISLES OF SCILLY

APPROVED

By Lisa Walton at 12:47 pm, Jun 08, 2021

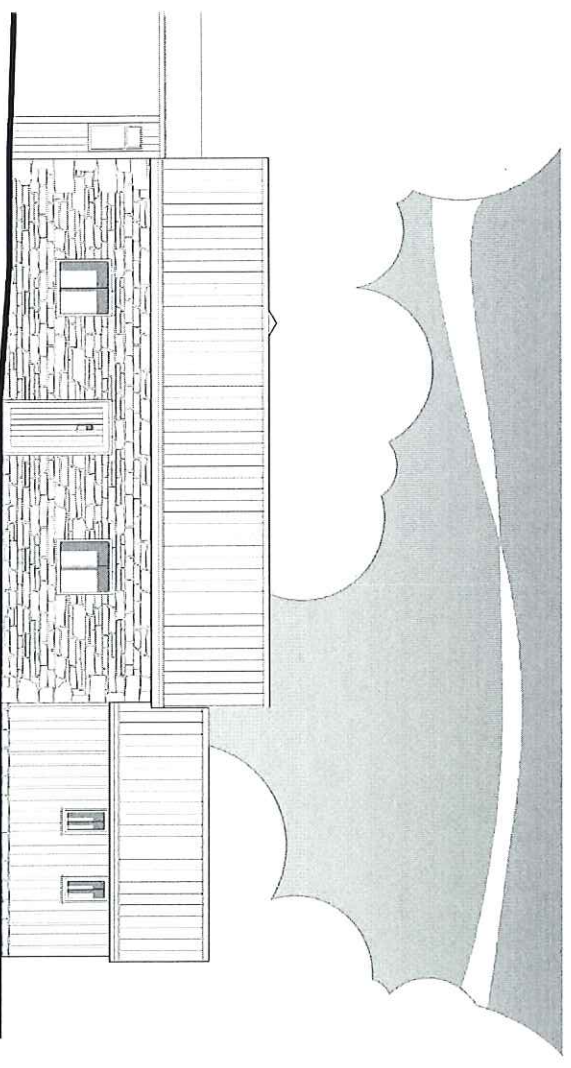
DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

Carn Friars Farm

Isles of Scilly

TR21 0NZ



1. Introduction, client brief and outline
2. Location, site setting and context
3. Design development
4. Final development proposals
5. Public consultation
6. Refuse
7. Drainage
8. Materials
9. Sustainability
10. Summary



1. Introduction, Client brief and outline

This statement has been prepared in support of a full application for planning permission for the reconstruction and conversion of a redundant and fire damaged barn at Carn Friars Farm.

The redundant Barn is part of a number of buildings that make up Carn Friars Farm, which is owned by Mrs Angela Jenkins.

The building forming the subject of this application, was gutted by fire from an adjacent barn, which was demolished in the blaze.

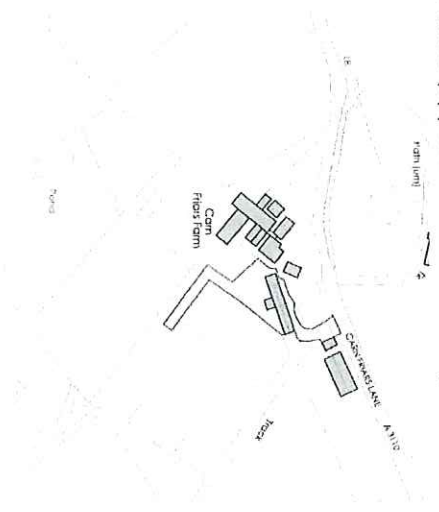
Out of the problems caused by the fire, the opportunity is being taken with these proposals to improve the services the farm has to offer to the economy and help stabilise its financial future.

The brief is for the creation a 2-bedroom high quality holiday let/ winter period farm staff quarters.

This statement illustrates the considered assessment and evaluation of the site and its context, and outlines the processes leading to the sensitive design for the conversion of the redundant barn to a high-quality holiday let.

2. Location, site setting and Context

Carn Friars Farm is situated approximately 1.4 miles from Hugh Town and approximately 0.7 miles (approx. 14 minutes' walk) from Old Town.



The dilapidated barn that is proposed for renovation comprises a long open fronted timber barn, the rendered stone barn in the centre, and a rendered concrete block lean-to.

The front (North elevation) was badly damaged by a fire 2 years ago that destroyed a barn directly in front. The rubble from this has been largely cleared, with a replacement barn built further away to the East.

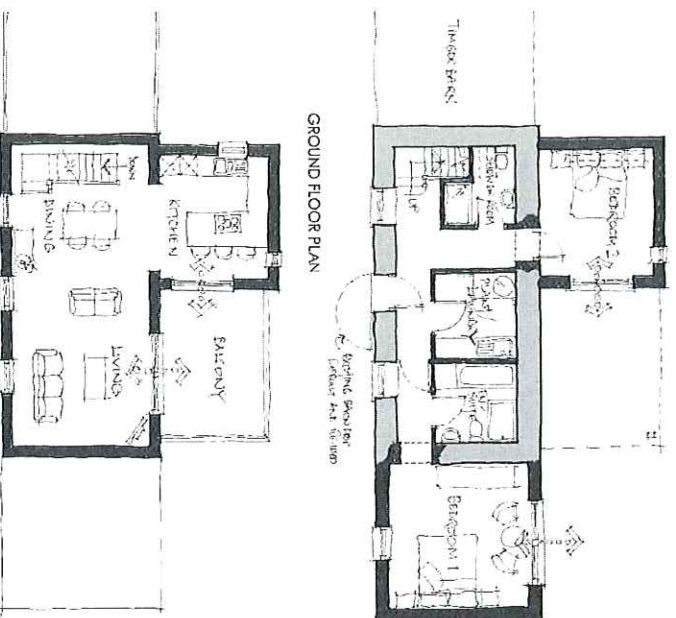


The opportunity is being taken with this application to renovate the barn as a holiday let/ farm staff winter quarters.

3. Design development

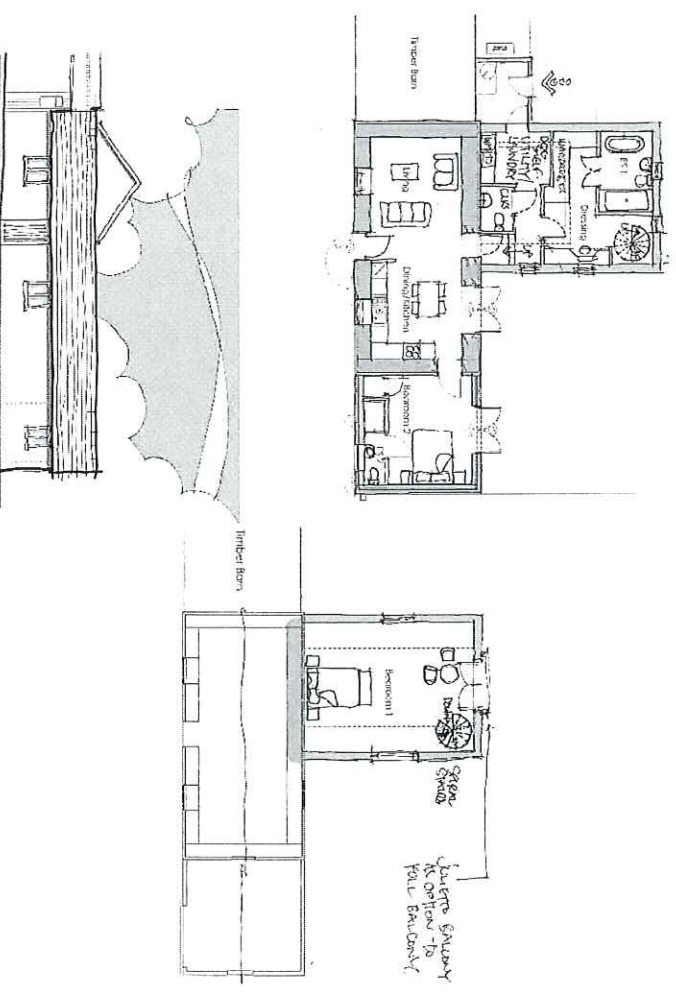
The brief was for a sustainable two-bedroom two-bathroom high quality holiday let.

The initial designs produced were for an 'upside down' house to take advantage of the views.



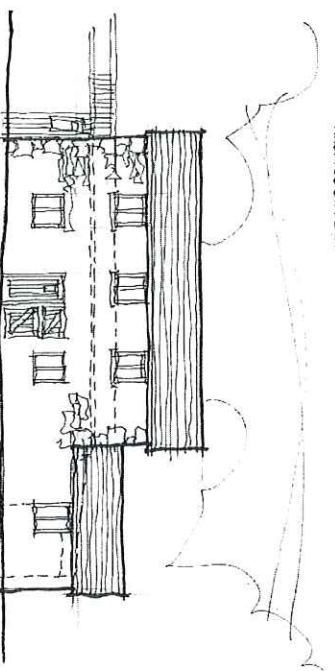
The increase in height was considered to be not appropriate for the existing single storey building, and the upper floor living could not be easily made accessible and inclusive.

The scheme was then further developed for ground floor living with one of the bedrooms on the ground floor.



The stone front walls were lowered to window head height to enable the roof line, which is higher due to the steeper pitch required for tiles, to be closer to the existing low-pitched ridge line.

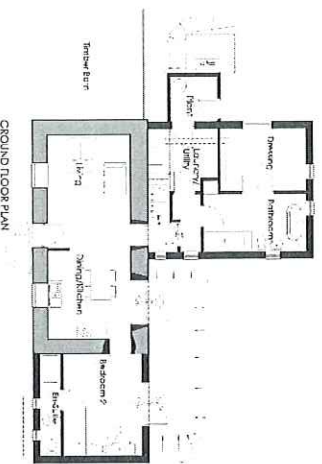
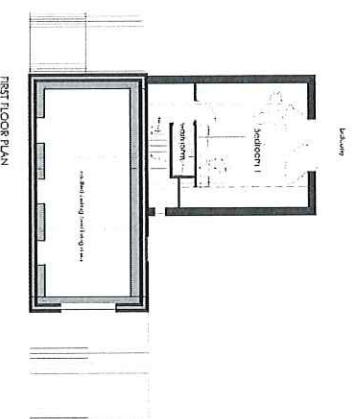
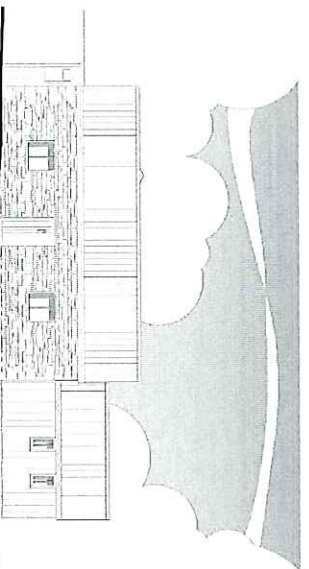
This resulted in a bland and uninteresting elevation and the rear extension being too visible from Carn Friars Lane



4. Final development proposals

The final scheme submitted retains the walls of the stone barn at their existing height, and accepts that the new ridge line, due to the pitch required for roof tiles, will be higher than the existing by approximately 1 metre. The concrete block lean-to is rebuilt in a more sustainable construction, with the roof being as low as possible. This provides clear visual interest to the front elevation, with the different materials and roof lines, and identifies the different elements that make up the complete barn.

The rear extension that replaces the redundant water tank has had its floor level reduced to bring its ridge as close as possible to the new roof over the barn.



5. Public consultation

All of the relevant neighbours have been consulted, and are fully supportive of the proposals.

Names and addresses can be supplied if required.

The Duchy of Cornwall have also been consulted, and are supportive.

They have made certain recommendations regarding materials and appearance, which have been incorporated in the final scheme.

6. Refuse

There are existing arrangements for Carn Friars Farm and the cottage which are sufficient for the additional use.

7. Drainage

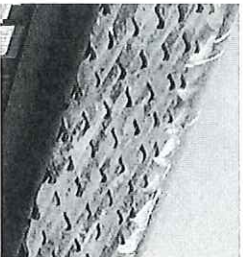
Foul drainage will be to an existing 5700 litre(24-26 person) tank with an existing soakaway/ drainage field.

The surface water will be connected to an existing sw drainage collection point which is taken to an existing 14000 litre storage tank that is used for irrigation around the farm

8. Materials

Roof:

Orange/red pantiles to match adjacent farm buildings



Walls:

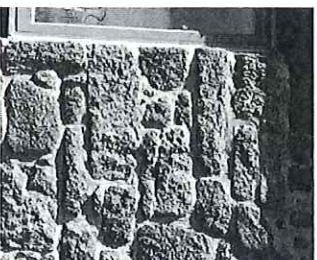
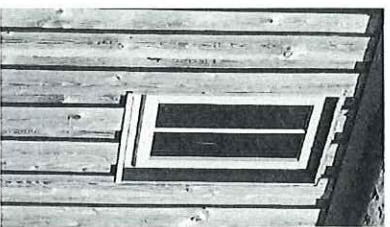
Stone barn - Existing render to be removed, existing stonework cleaned and repointed

Lean to – poor quality concrete block walls demolished.

Walls rebuilt with a stone base to match barn and

vertical timber boarding to match adjacent cottage.

Rear extension vertical timber boarding.



Windows and Doors:

Timber painted in grey to

match adjacent cottage

Black gutters and Cast-Iron downspouts

9. Sustainability

The conversion will be constructed to exceed current building regulations with low U-value double glazing and high levels of insulation.

The heating will not be from fossil fuels.

The proposal is for an air source heat pump, with the hot water output being supplemented by solar thermal panels on the new roof.

The inclusion of photo voltaic panels purely for this element of the farm has been considered, but in terms of economics and efficiency, it was considered that a whole farm scheme would be more effective, and this will be reviewed at a later date.

As with most properties on the Island, walking and cycling are normal ways of 'getting about', and all facilities are readily accessible by these means.

10. Summary

The proposals are for the conversion of the dilapidated and redundant barn.

The barn conversion will not be visible from the East and South, and the coastal path, because it is shielded from and lower than the surrounding trees.

Its excellent sustainability, together with the re-roofing of the attached timber barn, will improve the visual appearance of the farm and provide high quality accommodation for visitors to the island, or farm staff in the off-season period.

APPROVED

By Lisa Walton at 12:46 pm, Jun 08, 2021

BAT PRESENCE/ABSENCE SURVEY OF:

BARN 10
CARN FRIAR FARM
CARN FRIAR
ST MARY'S
ISLES OF SCILLY
TR21 0NZ

Client: Mrs A Jenkins

Our reference: BS36-2021PAS

Planning Applications no: P/20/075

Report date: 25th May 2021

Author: Darren Mason BSc (Hons)

Report peer reviewed: Sarah Mason.

Report signed off: Sarah Mason.

REPORT ISSUED IN ELECTRONIC FORMAT ONLY

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Non-Technical Summary

- On 18th November 2020, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of Barn 10, Carn Friar Farm, Carn Friar, St Mary's, Isles of Scilly, TR21 0NZ (BS36-2020). These surveys were undertaken to establish baseline conditions, determine the importance of any ecological features within and around the survey areas and to establish the actual or potential use of the building by bats to help inform the determination of planning application P/20/075.
- These surveys concluded that Barn 10 had low potential to support roosting bats. One presence/absence survey was recommended, and the results of this survey are outlined in the Presence/Absence (PAS) report.
- A dusk emergence survey conducted on 19th May 2021 did not identify any bats emerging from potential roosting sites associated with the building but did identify a small number of bats commuting and feeding in the general area of the development.
- On two occasions a single bat was seen briefly entering the southern, open section of the barn before leaving. No feeding buzzes were recorded during this activity.
Both the PEA/PRA and PAS reports should be considered together to provide a comprehensive assessment of nature conservation issues at the site.
- The results **confirm the likely absence** of bats using Barn 10 as a day roost but consideration should be given that bats may be using the western lean-to as a night roost
- The recommendations from the PEA/PRA along with this report, suggest **no further surveys and no requirement to obtain an EPS license, if continuing ecological functioning can be maintained during the demolition and construction phase of the project. Measures to include the erection of the eastern car port prior to the demolition of the western lean-to.**
- To assist the local authority to meet its legal obligation to provide a net gain in biodiversity the installation of two free-standing bat boxes at the apex of the gable ends of south-facing elevation and the eastern car port.

1.0 Introduction

1.1 Background

A Preliminary Roost Assessment report (BS36-2020) dated 18th November 2020 identified that the building under consideration provided low roosting potential for bats. An additional presence/absence survey was recommended to meet best practice guidance to support the planning application P/20/075. This report outlines the results of this additional survey.

1.2 Survey Objectives

The objectives of this Presence and Absence Survey (PAS) report, is to provide further ecological information to support the planning proposal by:

- Ascertaining if roosting bats are present at the application site.
- To identify the location of these bat roosts (including exit/entry points)
- Subjecting this information (and the information from the PEA and PRA) to evaluation and impact assessment
- To provide advice on the potential for contravention of legislation/policy
- To provide recommendations on any further actions needed (i.e., further surveys, licensing, mitigation, or enhancement)

1.3 Surveyor details

The survey was undertaken by Darren Hart BSc of the Isles of Scilly Wildlife Trust and with the assistance of Rhianna Pearce. Darren has undertaken professional Bat Licence Training and holds a Natural England WML-A34-Level 2 (Class 2 License); registration number: 2020-46278-CLS-CLS which permits him to survey bats using artificial light, endoscopes, hand, and hand-held static nets.

2.0 Methodology

2.1 Bat Dusk emergence survey

The objective of the dusk emergence surveys was to detect active bat use of the site and identify any exit locations being used around the building. Survey effort was concentrated on areas of the site where suitable features or bat field signs were noted from the PRA. The survey involved:

- Starting the survey 15 minutes before sunset and continuing for approximately 1.5-2 hours after¹
- Identification of bat species primarily using ultrasound characteristics. To aid identification flight and habitat characteristics were also noted (where possible) to determine the species.
- Identifying exit locations of bats by standing at different vantage points around the building that offered visual contact with any potential exit point previously recorded. Surveyors stood no more than 50m apart, or away from the building (see Fig 1 for location of surveyors).

2.2 Equipment

The following equipment was used for the dusk emergence survey at the site:

- Anabat Express (Frequency Division) static bat recorder
- Elekon Batscanner Stereo Heterodyne
- Elekon Batscanner Heterodyne
- Magenta Bat 4 Bat Detector
- Bestguarder WG-50 Night vision camera

Sound recordings were analysed using Anabat Insight software (version 1.9.2) to confirm surveyors' identification of species.

2.3 Survey Limitations

Surveys carried out during a specific season can only provide information on bat presence at that particular time as bats are highly mobile in nature and may only use buildings at certain times of the year that favour a particular part of their roosting, maternity, and hibernating requirements.

3.0 Results

3.1 Weather conditions, temperatures, and timings

Survey Information:	Start and End Times:	Conditions (Start):	Conditions (End):
Dusk emergence: 11/5/21	Start: 20:54 Sunset: 21:09 End: 22:24	Temp: 16.5 ⁰ C Humidity: 73% Wind speed: 13mph – WSW Cloud cover: 60% Rain: none	Temp: 12 ⁰ C Humidity: 86.5% Wind speed: 13mph – SW Cloud cover: 85% Rain: none
	Surveyors 1. Darren Hart 2. NV camera 3. Rhianna Pearce		
		Notes:	

Table 1. Site conditions for the dusk emergence survey 19-5-21



Photo 1. Surveyor location for the dusk emergence survey 19-5-21

3.2 Dusk emergence roost survey results

During the dusk emergence survey no bats were seen exiting or leaving the development from those potential roost features identified during the PEA/PRA, or any other area of the building affected by the planning application proposal. Bat activity consisted of both feeding and commuting behaviour, particularly in a north – south direction. All species recorded were Common Pipistrelle (*Pipistrellus pipistrellus*).

In total 24 bat contacts were recorded, the first 28 minutes after sunset, well within the normal temporal parameters of this species^{2,3}. Of these calls 14 were recorded by both surveyors, with both surveyors commenting that most activity consisted of bats travelling up and down the length of both sides of the building (west - east). At 21:37 and again at 21:40 a single bat was recorded by surveyor 1 briefly entering the western, open end of the barn from the south before quickly leaving and continuing eastwards. Activity was deemed as medium, with most contacts recorded during the 1st hour after sunset but continued (albeit less frequently) until the end of the survey period. For all contacts see Appendix A.

3.3 Summary

The results of the dusk emergence survey has confirmed the likely absence of bats using Barn 10 as a day roost. Consideration must be given that Barn 10 could be utilised as a night roost, particularly as bats were seen entering and leaving the building during the survey period. A night roost is used for several reasons including predator avoidance, food digestion, energy conservation and social interactions⁴, and are particularly important near to foraging sites when foraging conditions are sub-optimal for example during poor weather⁵. In this instance, the timing of the visit, the length of time, weather conditions and the number of bats (at each instance) recorded do not seem to suggest that the site is being used as a night roost. However, the results can only be based on presence/absence at a particular time as bats are highly mobile in nature and may use the building at other times of the year. For an evaluation of the findings please see Section 4.

4. Evaluation of Results

To identify which ecological features are important and which could potentially be affected by the proposed project, an evaluation of their importance for example, in a geographical context, degree of scarcity or level of protected status needs to be undertaken⁶. The table below outlines those features identified as important, the nature conservation legislation relevant to those features and an assessment of the level of impact from the proposed development on those features.

Ecological Feature	Relevant Legislation	Evaluation (of importance)	Mitigation Hierarchy	Impact Level
Bats	CHSR, W&CA	Local	A, M & E	Low
<p>Impact to roost site:</p> <p>The proposed works could lead to the permanent loss of a possible roost site through the removal of the structural features which constitute it. The subsequent inclusion of an open parking port at the north end of the proposed development could restore an equivalent roosting feature in the longer term. Continued Ecological Functionality (CEF) could be argued if the car port was built prior to the demolition of the southern lean to.</p> <p>Impacts to bats:</p> <p>The proposed works could result in the loss of a 'local' foraging/resting area for Common Pipistrelle. Due to the small and isolated nature of Common Pipistrelle populations on the isles of Scilly, this impact could be considered significant. However, there are several other outbuildings on the site with open access into their interiors, which could be utilised during the demolition phase of the project. Or the construction of the northern car port prior to demolition of the southern lean could ensure that no foraging/resting area is lost.</p> <p>There is a very small possibility that the proposed works could result in the killing/injuring of a bat if it were present in the lean to at the time when works were undertaken. Undertaking Reasonable Avoidance Measures (RAM) could reduce the likelihood of negatively affecting the location population status.</p>				
Key to Legislation and Mitigation Hierarchy				
<p>CHSR – Conservation of Habitats and Species Regulations 2017⁷ - http://www.legislation.gov.uk/ukxi/2017/1012/made</p> <p>W&CA – Wildlife & Countryside Act 1981 (as amended)⁸ - http://www.legislation.gov.uk/ukpga/1981/69/contents</p> <p>HRA – Hedgerow Regulations Act 1997⁹ - https://www.legislation.gov.uk/ukxi/1997/1160/made</p> <p>A – Avoid, M – Mitigate, C – Compensate, E – Enhancement</p>				

5. Recommendations and Mitigation

The recommendations in this section are provided as information only and specialist legal advice may be required. If works are delayed for more than one year, then re-assessment may be required.

5.1 Survey constraints

The surveys were undertaken at an appropriate time of year, during the main summer active season.

5.2 Further survey requirements

No further surveys are recommended with regards to the proposed development – it is considered that this report, alongside the PEA/PRA (BS36) constitute a comprehensive ecological baseline from which to assess the impacts of the application.

5.2 EPS Licence requirement

For any development that is likely to commit an offence (or offences) in respect to a European Protected Species (EPS) i.e., bat, or their habitat, a licence will be required. In this instance based on sufficient survey work and the construction of the northern car port prior to the destruction of the southern lean to **no licence would be required**. If, in the unlikely event a bat was found during the demolition phase of the project, Reasonable Avoidance Measures (RAM) must be followed and will determine any further action, such as licensing if necessary.

5.4 Planning Recommendation(s)

The information gathered in the PEA/PRA (BS36-2020) and this report is sufficient to support a planning application with regards to protected species in accordance with relevant best practice guidelines.

It is considered that the impacts of the proposed works on protected species can be mitigated sufficiently to ensure that the conservation status of Common Pipistrelle on St Mary's is not negatively impacted. The mitigation outlined in Section 5.5. would represent appropriate measures.

It is recommended that planning permission be granted if compliance with the recommendations in Section 5.5 of this report is conditioned.

5.5 Mitigation Proposals

5.5.1 Avoidance (A) – Bats

As there is a very low risk that bats may roost within the building, prior to demolition, precautions should be taken to reduce the probability of committing an offence. By undertaking Reasonable Avoidance Measures (RAM), if affected RAM should include:

- i. When roofing works are planned these should avoid the main breeding and mating season of *Vespertilionidae* bats, work should typically take place between the 1st November and 1st May inclusive, however the months of **November to February should be avoided where possible** as this is when bats enter a time of reduced activity and torpor which makes disturbance impacts more significant.
- ii. Ensure all workers on site (including sub-contractors) are made familiar with bat legislation and agree to work in accordance with and fully follow best practice measures.
- iii. Carry out prior to demolition careful checks of any cracks/crevices and cavities in or on the building. Signs of usage include bat droppings, dis-colouration or polishing of access points where bats rub against them, urine stains and a lack of cobwebs, particularly if other crevices around them have plenty.
- iv. Individual bats may be found in/under; cladding, between timber boards, between corrugated sheeting, in soffit boxes, behind lead flashing and sometimes just clinging to timber beams around joins as well as other areas. When any of these are removed, please do so carefully, lifting outwardly, and checking for bats continually. If in doubt, consult a licensed bat worker.
- v. Try to minimise any dust generated from demolition works from entering off-site buildings and gardens.
- vi. In the unlikely event that a bat is found please see below:

1. At no point should a worker handle a bat. Untrained handling may cause undue stress and injury to the bat, and if bitten may expose the worker to rabies-related European Bat Lyssavirus
2. Where possible replace any covering without damaging the bat, then halt works and contact **Natural England** (Tel: 0845 601 4523), or the **Bat Conservation Trust Helpline** (0845 1300 228), or **IoSWT** (01720 422153) for advice.
3. Any bats that go to ground should be covered with a box and left alone until a licensed bat worker arrives to assess the condition of the bat.
4. If the bat attempts to fly at any point allow it to do so. Preventing natural behavior will cause unnecessary stress and may cause injury. Attempt to see where bat goes. If the bat returns to the building, halt works and report the escaped bat to the local bat worker.

5.5.2 Mitigation (M) - Bats

As there is a low risk that bats may be using the western lean-to as a night roost, consideration should be given to the effect of the buildings loss during the demolition phase of the proposed works on bats. To mitigate this risk the following should be undertaken: Construct the car port on the eastern elevation before demolition of the existing western lean-to, to ensure that CEF can be maintained during the length of the proposed works. This should be undertaken alongside all remaining outbuildings remaining open during the demolition phase of the project (where possible), up until the car port has been constructed.

5.5.3 Enhancement (E) – Bats

The Isles of Scilly have the most southern population of Common Pipistrelle (*Pipistrellus pipistrellus*) bats in the United Kingdom. The islands also hold small populations of Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*) both UK Biodiversity Action Plan (BAP) priority species and holds records for the rare Nathusius Pipistrelle (*Pipistrellus nathusii*). Any loss of roosting, commuting or foraging sites could have a detrimental effect on these species distributions as a whole and cause a net loss in biodiversity on the islands.

Each local planning authority in England and Wales has a statutory obligation under Part 3 Section 40 of the Natural Environment & Rural Communities Act 2006¹⁰ (NERC 2006) to have due regard for biodiversity when carrying out their functions and under Section 15 paragraph 170(d) of the NPPF 2019¹¹, all planning policies and decisions shall contribute to and enhance the natural and local environment by providing net gains in biodiversity. **Therefore, to assist in meeting these obligations the following suggestion should be undertaken:**

- i. Erect two free-standing 'Kent' style bat boxes developed for crevice-dwelling species (see Appendix B for supplier details) at the apex of the gable end of the south-facing elevation and at the apex of the gable end of the eastern car port.

6. Bibliography

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5. Kunz, T.H. and Lumsden, L.F. (2003). *Bat Ecology*. University of Chicago Press. Chicago, IL: p3-89
6. CIEEM. (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal (2nd edition). Chartered Institute of Ecology and Environmental Management, Winchester.
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8. H.M.S.O. (1981). *The Wildlife and Countryside Act 1981* (as amended). London.
9. H.M.S.O. (1997). *The Hedgerow Regulations 1997*. London
10. H.M.S.O. (2006). *The Natural Environment and Rural Communities Act 2006*. London
11. Ministry of Housing, Communities & Local Government. (2019). National Planning Policy Framework. OGL

APPENDIX A – BAT CONTACTS SURVEY TABLE

Date:	19/5/21 – Dusk emergence survey			
Survey Type:	Surveyor 1	Surveyor 2	Surveyor 3	Night vision camera
Location:	E-W; W-E; E-W; E-W; unseen; E-W; E-N; E-W; E-W; E-W; unseen; W-E; E-S; E-W; unseen and unseen	W-E; unseen; unseen; unseen; unseen; unseen; unseen; E-W; E-W; W-E; unseen; unseen; unseen; W-N; unseen; E-W; unseen; unseen; unseen; unseen; unseen and unseen		
Exit/Entry point:	None recorded	None recorded		None recorded
Time(s):	21:22; 21:29; 21:37; 21:40; 21:41; 21:43; 21:44; 21:47(fb); 21:49; 21:52; 21:54; 21:57; 22:02; 22:09 and 22:23	21:22 ; 21:31; 21:35; 21:37; 21:40; 21:41; 21:43; 21:44; 21:47; 21:48; 21:49; 21:52; 21:54; 21:57; 21:58; 22:02; 22:09; 22:10; 22:13 and 22:23		
Species of bat:	Common Pipistrelle	Common Pipistrelle		None recorded
Roost present:	None confirmed	None confirmed		None confirmed

(fb) – feeding buzz

APPENDIX B – SUPPLIERS

1. Natural History Book Service
1-6 The Stables
Ford Road
Totnes
Devon, TQ9 5LE
Tel: 01803 865913
Email: customer.services@nhbs.com
Website: <https://www.nhbs.com/>
2. Habibat
Tel: 01642 724626
Email: <http://www.habibat.co.uk/contact>
Website: www.habibat.co.uk
3. Dreadnought Tiles
Dreadnought Works
Brierley Hilly
West Midlands, DY5 4TH
Tel: 01384 77405
Email: sales@dreadnought-tiles.co.uk
Website: www.dreadnought-tiles.co.uk
4. Wildlife & Countryside Services
Covert Cottage
Pentre Lane
Rhuddlan
North Wales, LL18 6LA
Tel: 0333 9000927
Email: support@wildlifeservices.co.uk
Website: www.wildlifeservices.co.uk
5. Wildcare
Eastgate House
Moreton Road
Longborough
Gloucestershire, GL56 0QJ
Tel: 01451 833181
Email: sales@wildcare.co.uk
Website: www.wildcare.co.uk



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.