



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

Tel: 0300 1234 105

Email: planning@scilly.gov.uk

Please ask for: Lisa Walton

Our Ref: P/20/075/FUL

Mr C Jenkins
Carn Friars Farm
Carn Friars
St Mary's
Isles Of Scilly
TR21 0NZ

10th December 2020

Dear Mr C Jenkins

Re: Post Submission Extension of Time Agreement (EOT)

PLANNING REFERENCE

P/20/075/FUL

DEVELOPMENT PROPOSED:

Conversion of redundant barn to holiday let/winter farm staff quarters.

LOCATION:

Barn 10, Carn Friars Farm, Carn Friars, St Mary's, Isles Of Scilly, TR21 0NZ

The Council of the Isles of Scilly has adopted a development management approach to the facilitation of development proposals. In doing so it has accepted that dealing with some planning applications within the statutory timescales is not always possible given the sensitive environmental constraints. In this case additional time is required to carry out further bat emergence surveys, during the bat-active season.

Firstly I can advise you that Members voted through the recommendation on Tuesday 8th December 2020, which was to delegate to the Senior Officer, an approval of the application, pending the submission of further bat survey works. The outstanding bat survey work is required before the Local Planning Authority can conclude on your application and issue a positive decision.

As the Isles of Scilly are no longer in this year's bat active season I am aware that you may not be able to carry out the necessary surveys until bats become active again in 2021. The options therefore would be to (a) agree an Extension of Time (EOT) on this application, and you provide us with the survey work once it has been carried out, knowing that Members have already voted in support for this application. The second alternative would be (b) to withdraw the current application and re-submit as a 'free go' once the additional survey work has been carried out. The final option would be for us to (c) determine the application which, as it currently stands would have to be refusal on the basis that we don't have all the information required to conclude on the actual impact upon protected species. If you wish to have the application determined before the bat survey work has been carried out, I would take a report back to Members in January 2021 for a Full Council decision.

On the basis of the options set out above, where we would usually request an application is withdrawn (option b) rather than the application sitting underdetermined for several months (option a) or us refusing it (option c), I would be happy to agree an extension of time to cover this additional period, up to 31st May 2021.

Your agreement would enable the application to be kept open beyond the original 8 week deadline of **11th November 2020 (and our previously agreed extension up to the 11th December)**. This would be at nil cost to you, but would enable the Council to keep the case open whilst maintaining a dialogue with you, in order to reach a positive outcome.

If you are agreeable to entering in to the EOT then you should sign and return the attached agreement to me at the address below. By entering into an EOT with the LPA you can expect the following:

- An opportunity for ongoing dialogue and negotiation on the planning application;
- Further meetings with the case officer (where necessary) to resolve any outstanding planning matters;
- A revised target date with a commitment to an ongoing review; and
- A commitment from the Council to issue the planning permission within the agreed extension of time.

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

Yours Sincerely



Lisa Walton
Senior Officer: Planning and Development Management

LPA Planning Reference: P/20/075/FUL

Site Address: Barn 10, Carn Friars Farm, Carn Friars, St Mary's, Isles Of Scilly

The Extension of Time Agreement

Please return to:

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

Email: lisa.walton@scilly.gov.uk

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

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

- An opportunity for ongoing dialogue and negotiation on the planning application;
- Further meetings with the case officer (where necessary) to resolve any outstanding planning matters;
- A revised target date with a commitment to an ongoing review; and
- A commitment from the Council to issue the planning permission within the agreed extension of time.

There is no additional fee required for this service and it does not prejudice your ability to appeal non-determination should this become appropriate.

Whilst the LPA will endeavour to resolve all planning issues with your case nothing in this EOT shall restrict the Council of the Isles of Scilly properly exercising its role as the Local Planning Authority. Similarly, nothing in this EOT fetters the Council's statutory powers to grant or refuse planning permission.

Target Date for Issuing a Decision unless otherwise agreed: **31st May 2021**

To be filled out following agreement by both parties

Signed on behalf of the **LPA** on: Date: 10/12/2020

Print Name: Lisa Walton

Signed:



Signed and dated by or on behalf of the **APPLICANT** on: Date:

Print Name:

Signed:

I am the application: Y/N I am acting on behalf of the application: Y/N