



**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](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/20/080/COU                      **Date Application Registered:** 13th October 2020

**Applicant:** Mr A Morton  
Par Cottage  
Higher Town  
St Martin's  
Isles Of Scilly  
TR25 0QL

**Site address:** Land South Of Track Behind Par Beach Higher Town St Martin's Isles Of Scilly  
**Proposal:** Change of use of agricultural land for storage including erection of building for use in connection with applicant's businesses.

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 Plan 1 Location Plan, 1:1250 scale**
- **Plan 2 Plan 2 Block Plan, 1:500 scale**
- **Plan 3 Plan 3 Elevations**
- **Plan 4 Design and Access Statement**
- **Plan 5 Bat Box Specification**

**These are stamped as APPROVED.**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and Policy OE1 and OE7(5) of the Submission Draft 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 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.

#### **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.

Signed: 

**Senior Officer, Planning and Development Management**

***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 December 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 Mr A Morton

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/080/COU and the accompanying conditions have been read and understood by the applicant: Mr A Morton.

1. **I/we intent to commence the development as approved:** Change of use of agricultural land for storage including erection of building for use in connection with applicant's businesses. at: Land South Of Track Behind Par Beach Higher Town St Martin's Isles Of Scilly **on:**.....
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:

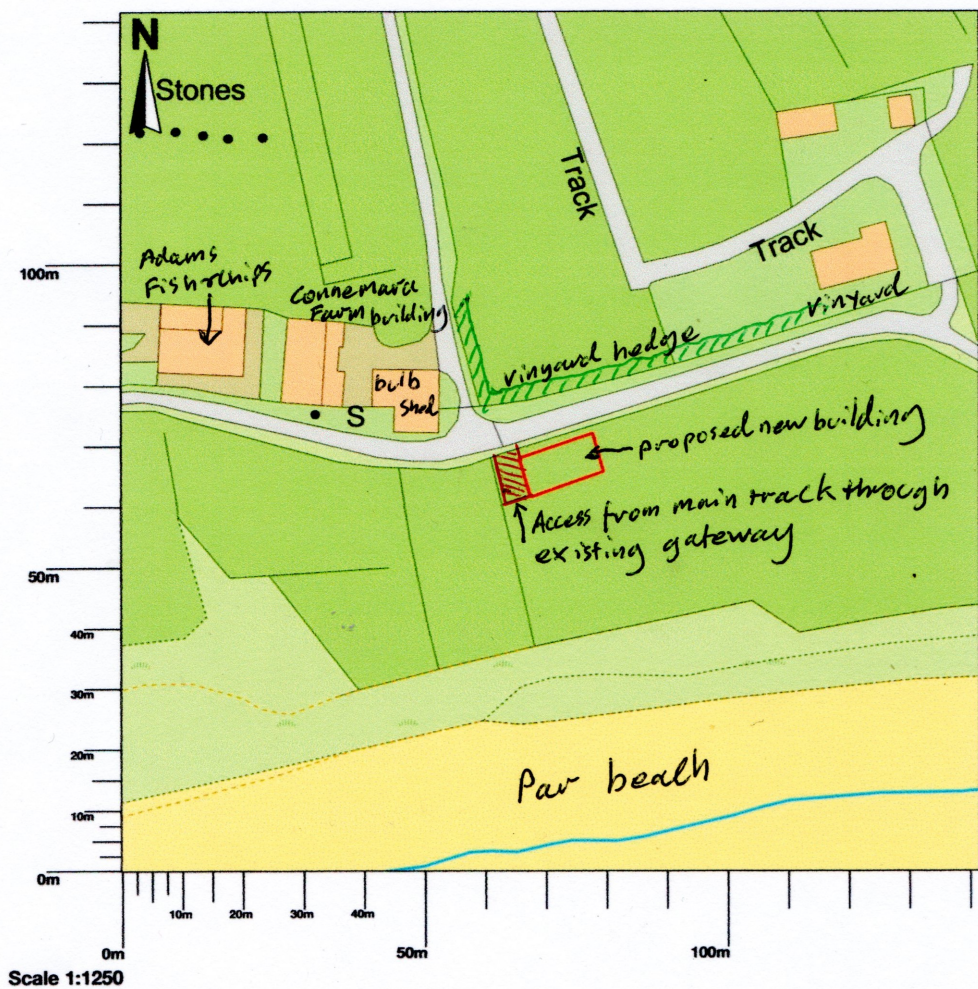
Date:

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



**RECEIVED**  
By A King at 2:13 pm, Oct 13, 2020

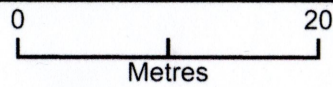
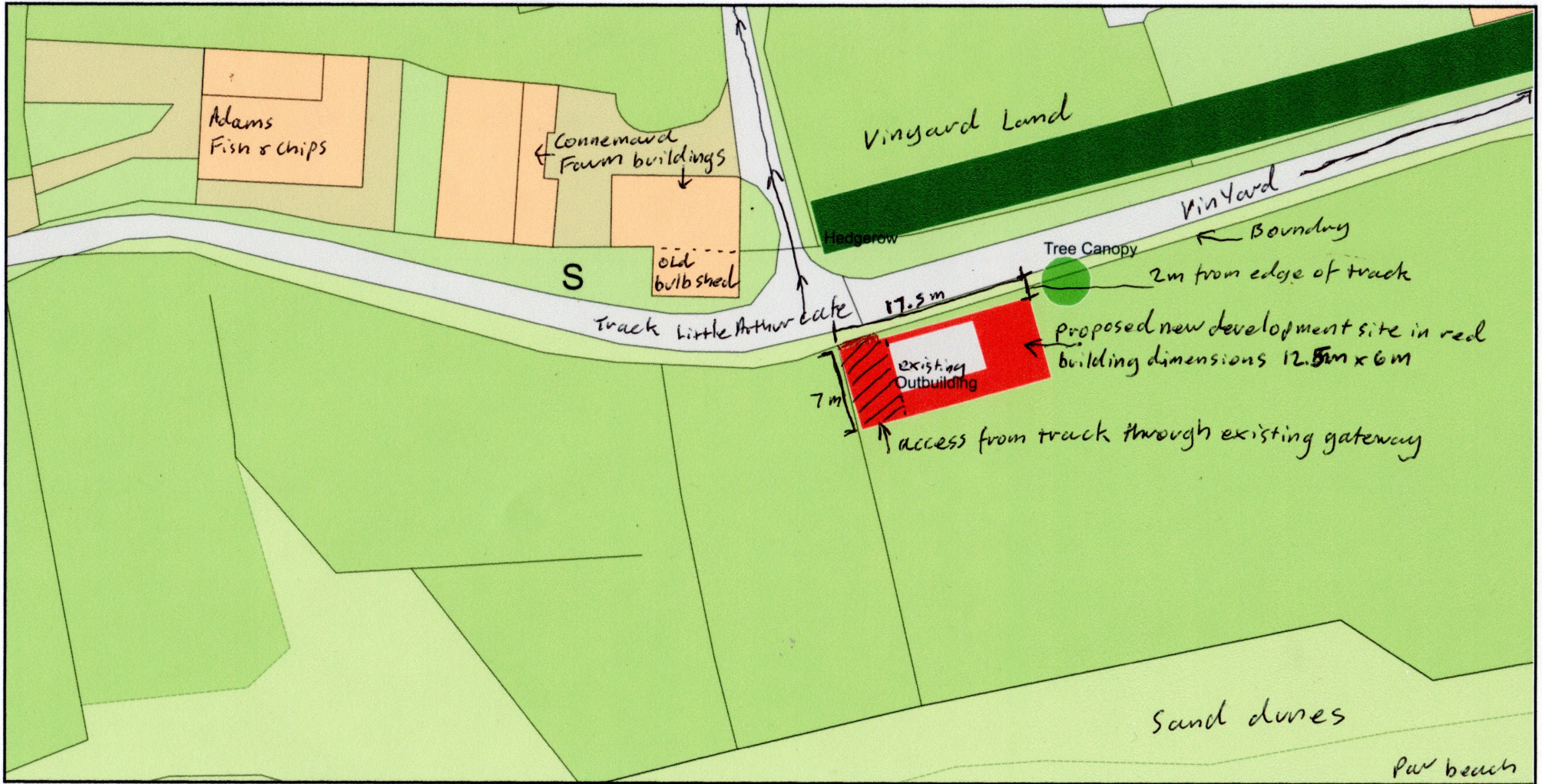
## Adams Fish and Chips, TR25 0QL



**APPROVED**  
By Lisa Walton at 4:37 pm, Dec 08, 2020

Map area bounded by: 93233,15339 93375,15480. Produced on 03 October 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/515667/698718

Block plan



**APPROVED**

By Lisa Walton at 4:38 pm, Dec 08, 2020

Plan Produced for: Adam Morton

Date Produced: 12 Oct 2020

Plan Reference Number: TQRQM20286143230866

Scale: 1:500 @ A4

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**RECEIVED**

By A King at 2:23 pm, Oct 13, 2020



**APPROVED**

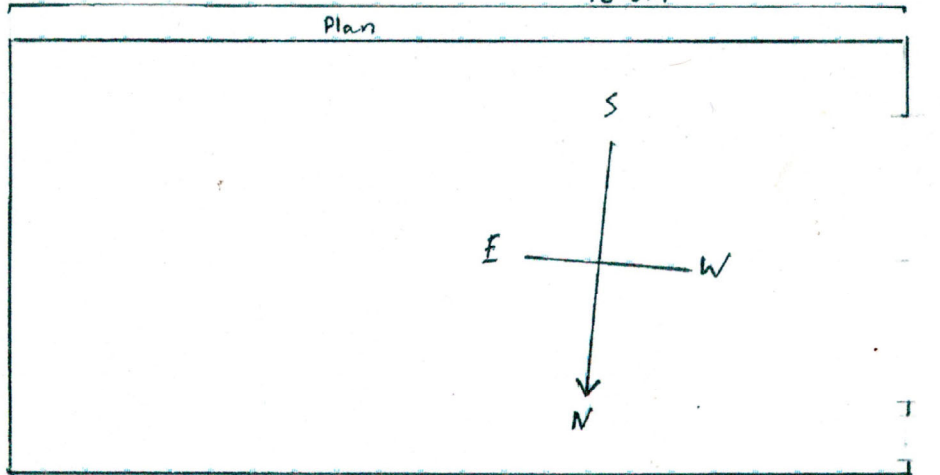
By Lisa Walton at 4:37 pm, Dec 08, 2020

RECEIVED

By A King at 2:14 pm, Oct 13, 2020

1:100 scale

12.5m



6m

Cladding: 150mm wide timber overlap

Roof: big six cement fibre corrugated

Door: roller steel main, timber personnel side door

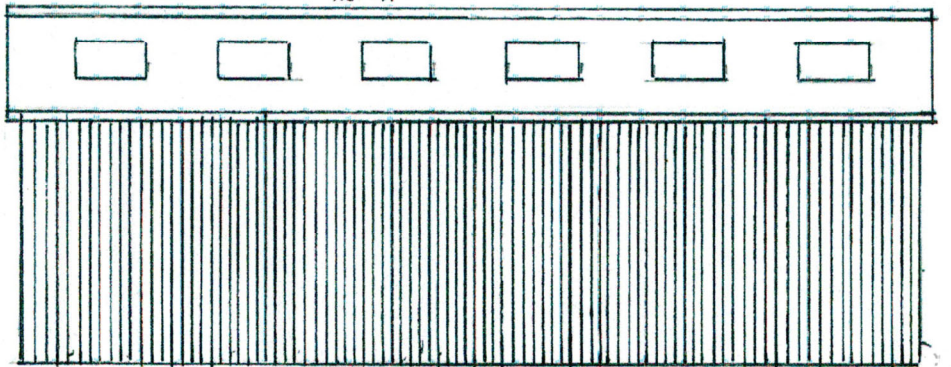
Power: connection from fish & chip shop

Lower section on south side in concrete block

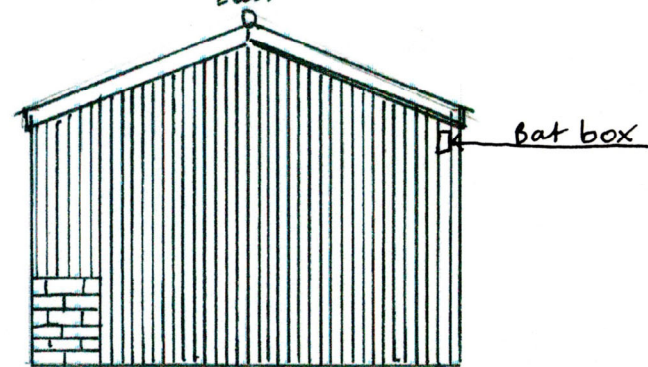
Bird/bat boxes can be provided if planners wish

Clear perspex roof pannels on north side only

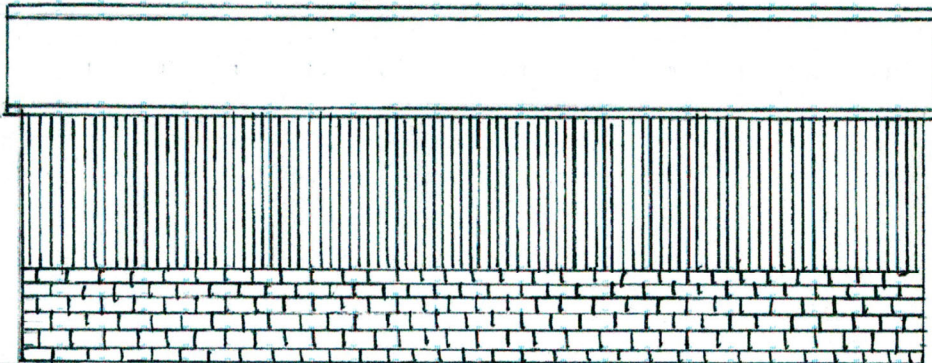
North



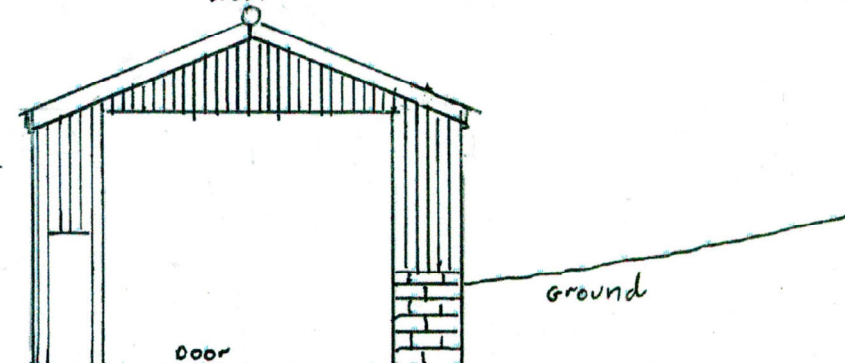
East



South



West



**RECEIVED***By A King at 2:25 pm, Oct 13, 2020*

## Design & access statement.

The proposed building is of the timber frame & overlap vertical boarding common throughout Scilly. For the roof we propose the commonly used big six profile cement fibre corrugated sheeting.

Examples of this structure are around 30M away on Connemara farm and St. Martins Vineyard around 50m away. For this reason we believe this to be the most appropriate & in keeping design for the project.

The building would have 75 square meters of floor space.

The site is situated a couple of meters from the main track/road behind par beach meaning that no access roads need creating.

The site is already flattened and requires no further excavation. We propose to build a reinforced concrete raft to place the building on so as to avoid the need for archaeological excavations/reports.

There are no trees on the site but one Pittisporum bush which need not be disturbed and partially screens the east end of the site. The opposite side of the track has pittisporum hedges which screen the site from the north( They are on the St.Martins Vineyard land). The West end of the site is partially obscured by the old bulb sterilising shed on the opposite side of the track. The height of the building would not exceed the height of the bulb sterilising shed roof and would hopefully be lower than it. Being behind & below the sand dunes also means it will not be visible from the sea.

We do not anticipate any waste to dispose of other than the wooden fencing panels on the existing structure. The steel roof sheets will be repurposed. We do not anticipate any soil to be disposed of that cannot be used on site.

The building is necessary because we have no other official space than Adams Fish and Chips building & staff house to support our business/s. Primarily we need a fishing gear & boat store/workshop . Also shelter for our vehicles/machinery necessary to our business. We have a dumper truck used to pull up boats and move building materials, a tractor for farm work and moving fishing gear, a mule for transport and collecting groceries from the quay for the Fish and Chip shop., Also a digger for maintenance & improvement works which are all degrading quickly in the Scillonian elements. There is also need of space for spare machines & general store for the restaurant. The long tourist season gives only a few weeks for maintenance of machinery & boats for the next season which means we cannot afford weather interruption. With three fishing vessels,600 lobster pots, a passenger boat and a restaurant, this building is not really enough but it is all we feel is appropriate for the site & access at this time.

Our business supports four or five staff members as well as ourselves and a fishing boat skipper , from part to full time seasonal employment and brings some sorely needed extra labour to the island to help other businesses part time. Also we use as much local produce as possible including from other producers. We hope our restaurant provides a good service and attraction to the tourism trade for both St.Martins and wider Scilly. We therefore think it a justifiable development that supports the local economy.

**APPROVED***By Lisa Walton at 4:38 pm, Dec 08, 2020*

**RECEIVED**

*By Lisa Walton at 8:40 pm, Dec 07, 2020*



**APPROVED**

*By Lisa Walton at 4:39 pm, Dec 08, 2020*