



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/20/088/COU **Date Application Registered:** 27th October 2020

Applicant: Margaret Sibley
Appletree Cottage
Rams Valley
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JX

Agent: Ian Sibley
Porthcressa
St Mary's
Isles Of Scilly
TR21 0JQ

Site address: Old Town Stores Old Town Lane Old Town St Mary's Isles Of Scilly
Proposal: Change of use from retail stores to residential dwelling.

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 Location Plan,
- Plan 2 Block Plan,
- Plan 3 Existing and Proposed, drawing number: SCS/IS/OTST/001 dated October 2020

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 Areas, 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 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

Removal of Permitted Development Rights: External Illumination

- 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: Site Waste Management Plan

- C4** Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from conversion works 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.

PRE-COMMENCEMENT CONDITION: Water minimising measures

- C5** Prior to the commencement of the development hereby permitted a detailed scheme of specific measures to minimise water usage to ensure a water consumption standard of no more than 110 litres per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.

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 SS6 of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on precious water resources of the islands.

Removal of Permitted Development Rights: Extensions or Alterations

- 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.

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. 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 the fee is payable for each individual request made to the Local Planning Authority.
3. SECTION 106 AGREEMENT. The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwelling to ensure it contributes towards the housing need of the local community.

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: 19th February 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 Margaret Sibley

Please sign and complete this certificate.

This is to certify that decision notice: P/20/088/COU and the accompanying conditions have been read and understood by the applicant: Margaret Sibley.

1. **I/we intent to commence the development as approved:** Change of use from retail stores to residential dwelling. at: Old Town Stores Old Town Lane Old Town St Mary'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.

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.

PRE-COMMENCEMENT CONDITION(S)

- 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.
- C4 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from conversion works 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.
- C5 Prior to the commencement of the development hereby permitted a detailed scheme of specific measures to minimise water usage to ensure a water consumption standard of no more than 110 litres per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.

- 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.

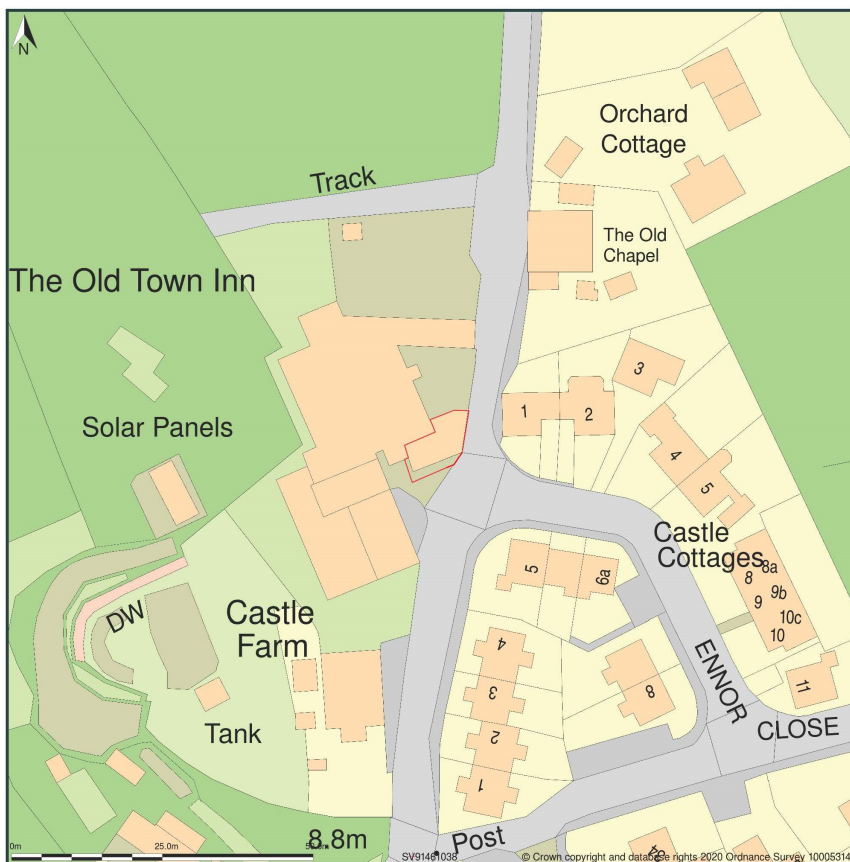


RECEIVED

By Tom Anderton at 9:09 am, Oct 27, 2020



Old Town Stores, Old Town Lane, Old Town, St Mary s, Isles Of Scilly, TR21 0NN



Site Plan shows area bounded by: 91395.3, 10309.31 91536.72, 10450.73 (at a scale of 1:1250), OSGridRef: SV91461038. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

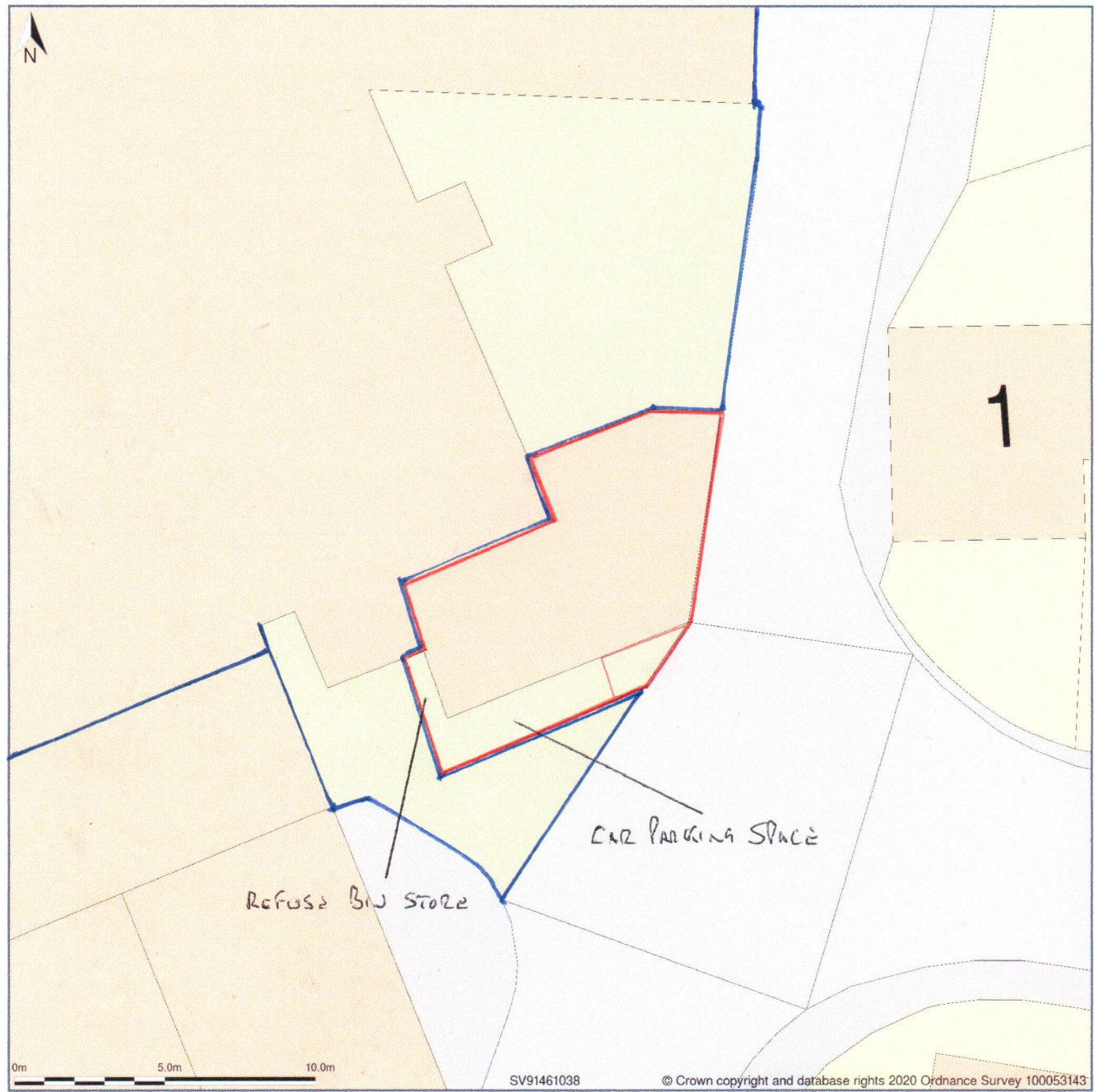
Produced on 26th Oct 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00570108-0D8181

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2020

APPROVED

By Lisa Walton at 3:19 pm, Feb 19, 2021

Old Town Stores, Old Town Lane, Old Town, St Mary s, Isles Of Scilly, TR21 0NN

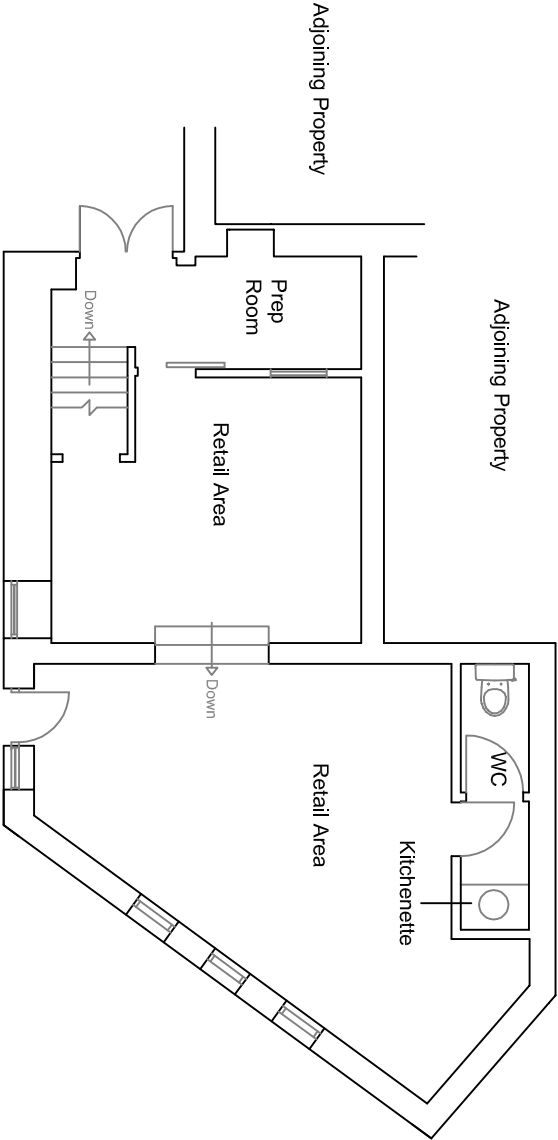


Block Plan shows area bounded by: 91448.01, 10362.02 91484.01, 10398.02 (at a scale of 1:200), OSGridRef: SV91461038. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

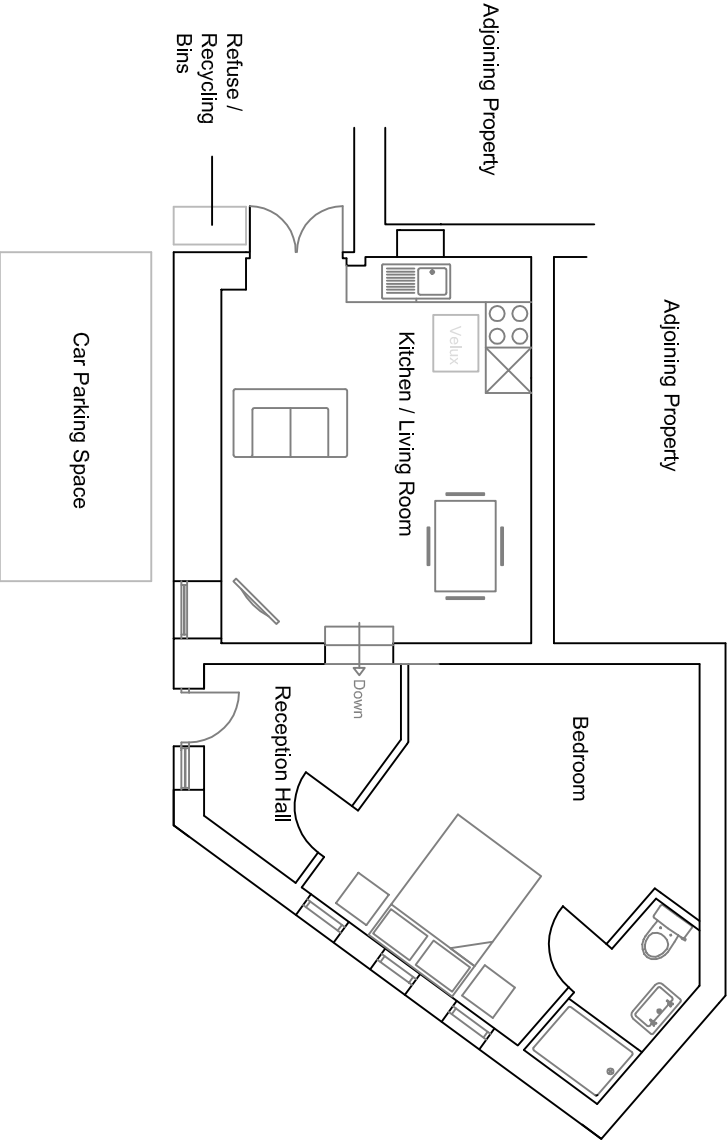
Produced on 26th Oct 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00570107-5B9868

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2020

APPROVED
By Lisa Walton at 3:19 pm, Feb 19, 2021



Existing Floorplan



Proposed Floorplan

APPROVED
By Lisa Walton at 3:20 pm, Feb 19, 2021

RECEIVED
By Tom Anderton at 9:08 am, Oct 27, 2020



NOTES:

Proposed change of use of Old Town Stores from retail shop to residential dwelling. There are no external alterations. Internal alterations include the removal of the staircase and storage area above the proposed kitchen / living room to create a vaulted ceiling for improved amenity.

DRAWN BY:	ISBLEY
DATE:	October 2020
SCALE:	1: 100 @ A3
FILENAME:	



DRAWING TITLE:	
Old Town Stores	
Existing/Proposed Plans	
DRAWING NUMBER:	SCS/IS/OTST/001