



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/20/099/FUL **Date Application Registered:** 18th December 2020

Applicant: Emily Crees
Seven Stones Inn
Lower Town
St Martin's
Isles of Scilly
TR25 0QW

Site address: Land To North Of Seven Stones Inn Lower Town St Martin's Isles of Scilly
Proposal: Installation of ground mounted solar photovoltaic panel array.

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: 1:1250
- Plan 2 Block Plan: 1:200
- Plan 3 Proposed Panel Specification
- Plan 4 Proposed Site Section
- Plan 5 Design and Access Statement
- Plan 6 Heritage Impact Assessment

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 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.

- C5 The solar panels and associated equipment, hereby approved, shall be permanently removed upon redundancy for their dedicated purpose and the site reinstated to its former condition within a period of three months unless otherwise agreed in writing by the Local Planning Authority. Should equipment become faulty or cease to operate it should either be removed or repaired within a period of 3 months and the site reinstated to its former condition.**

Reason: The solar panels have been permitted for a dedicated purpose and to facilitate the generation of renewable energy in connection with Seven Stones Public House. Any equipment/installations no longer needed or which ceases to function, should be repaired or removed in the interests of the visual amenities of the area.

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: 29th January 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 Emily Crees

Please sign and complete this certificate.

This is to certify that decision notice: P/20/099/FUL and the accompanying conditions have been read and understood by the applicant: Emily Crees.

1. **I/we intent to commence the development as approved:** Installation of ground mounted solar photovoltaic panel array. at: Land To North Of Seven Stones Inn Lower 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:

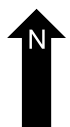
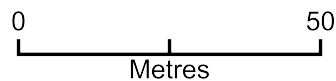
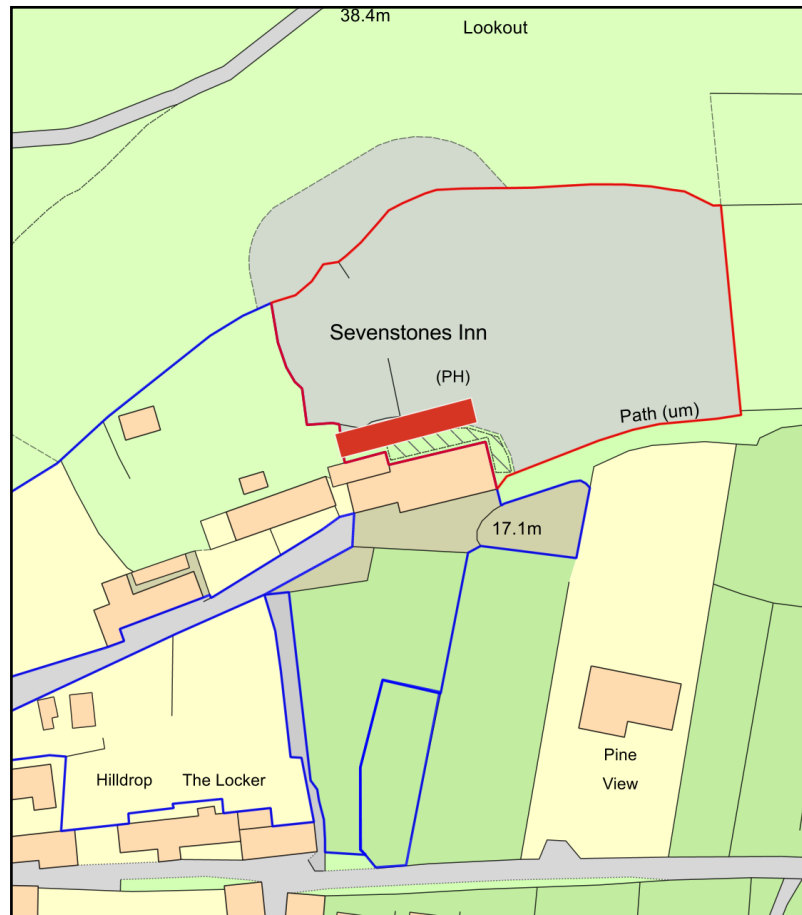
Date:

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

APPROVED

By Lisa Walton at 9:49 am, Jan 29, 2021

Location Plan revised, Seven Stones Inn, Ground mounted solar panels

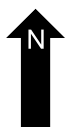
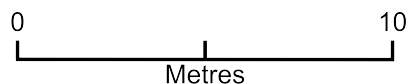
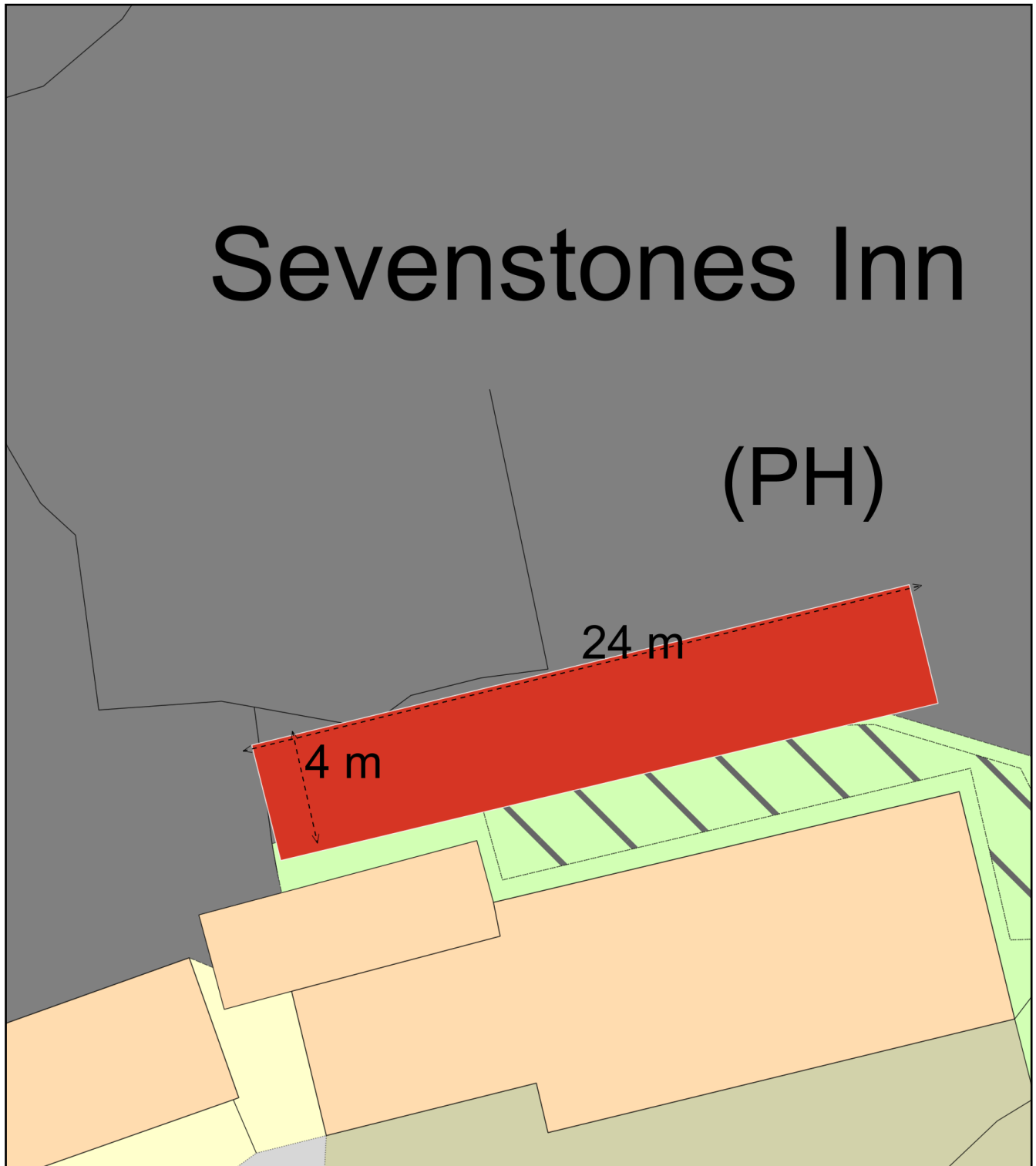


Plan Produced for: Seven Stones Inn

Date Produced: 16 Dec 2020

Plan Reference Number: TQRQM20351121716401

Scale: 1:1250 @ A4



Plan Produced for: Seven Stones Inn

Date Produced: 16 Dec 2020

Plan Reference Number: TQRQM20351124511378

Scale: 1:200 @ A4

APPROVED

By Lisa Walton at 9:58 am, Jan 29, 2021

RECEIVED

By Tom Anderton at 4:47 pm, Dec 16, 2020

Specification of proposed panels for solar array

Features and Benefits

Panels

JA Solar panels are Tier One panels and score consistently high in independent performance studies.

Your roof mounted option uses black 340W panels whereas the ground mount option uses silver frame 460W modules

JA Solar offer a 10 year manufacturers and workmanship warranty, with a 25 year linear performance warranty.

The panels have an excellent tolerance level of -0% +5%.

The panels are Salt mist tested so are built to last in our coastal air environment.

Inverters

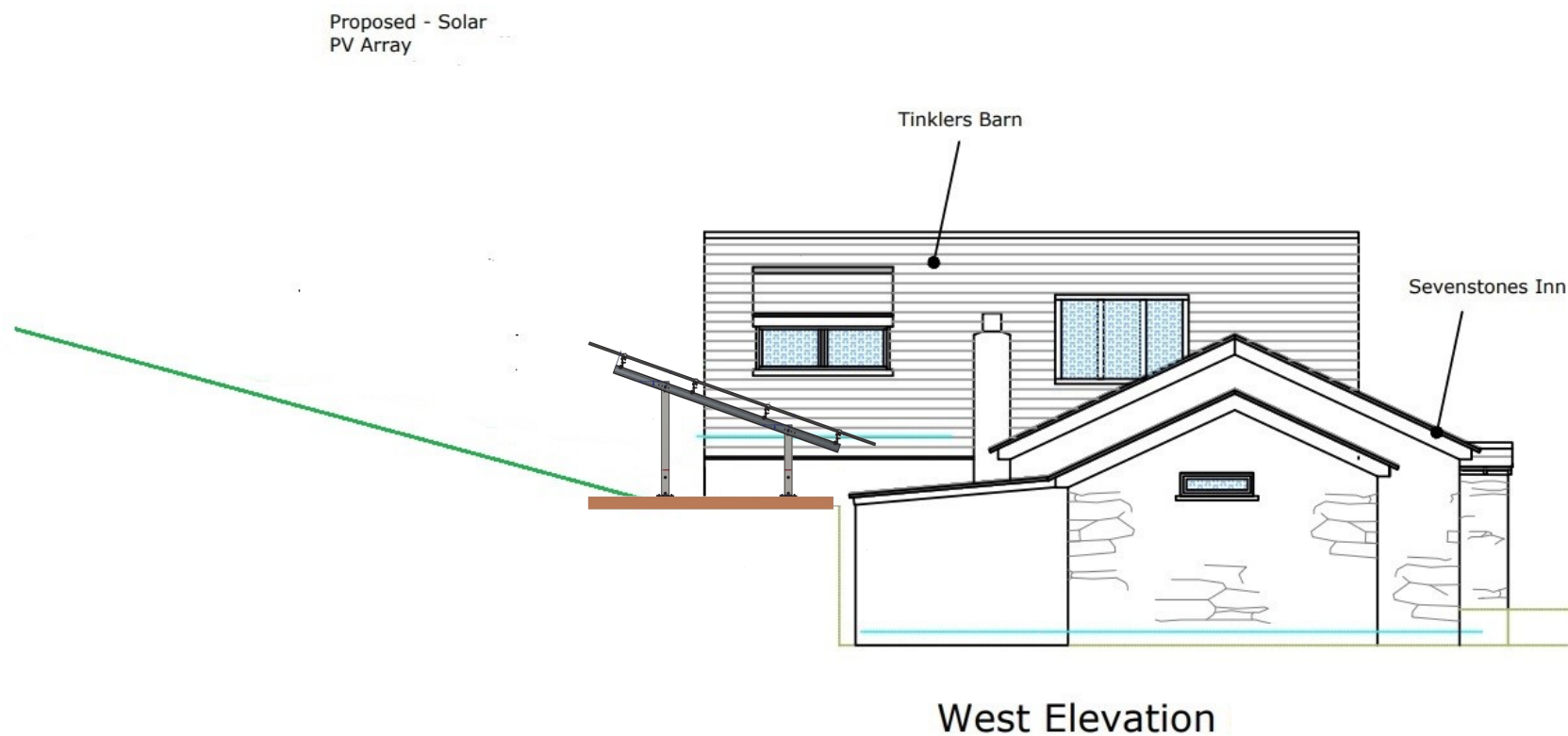
SolarEdge are Tier One inverters that come with a 12 year warranty

No fan design for higher reliability and lower noise

WiFi & Ethernet communication are available for more flexible configuration and monitoring



APPROVED
By Lisa Walton at 9:59 am, Jan 29, 2021



Cross section of solar PV panel array site at Seven Stones Inn

Design & Access Statement

Seven Stones Inn solar panel array

Seven Stones Inn, Lower Town, St Martin's, TR25 0QW

APPROVED

By Lisa Walton at 9:59 am, Jan 29, 2021

Proposal

This proposal is for the installation of solar PV panels in two rows on the sloping ground parallel to and behind the main pub building, hidden from pub view and customers on the pub terrace.

Background

The Seven Stones Inn Ltd has been trading for 6 years while continually improving the current facilities including the recent addition of a function / dining room to the east end of the pub (P/16/132/FUL) to cater for summer demand as well as providing a year round hub for the local island community. As well as gaining planning permission for the Boat Bothy (P/19/084/FUL), a building to serve as facilities for visiting sailors, day trippers, and additional toilets at Lower Town.

Increasing facilities and subsequently footfall to the pub brings with it more pressure for electric power.

Current annual electricity usage and bills (£11K - £12K per annum) are increasing every year, demanding that action is taken soon to combat the rising costs. Being eager to find more sustainable and renewable solutions to running the pub more efficiently and reduce our operating costs have led us to investigate many options, finally concluding, given the ideal geographical location of the pub, that a solar PV array installation would be the answer. This combined with the BEES funding currently available has spurred us on to act now.

This is also part of a wider business plan to be as low impact as possible in the future and reduce the carbon footprint of the business. Another part of transitioning the business towards a more sustainable future is to invest in an electric vehicle that will be charged from the energy harvested from this solar from a charge point at the pub. We need a solar array of this scale to make any significant impact on the demands of the pub kitchen, as we have moved away from using gas and oil as a source of fuel and are purely powered by electricity.

Investing in renewable energy now means the business will free up money in the future to be able to invest more in our staff, offering more employment opportunities to the local and seasonal community, and making a positive contribution to the sustainability of the islands.

The Site

The Seven Stones Inn sits on an elevated site in Lowertown, off the main spine road running west to east on the Southern side of St Martins.

The field behind the pub has been empty and not used since the pub was constructed in 1975. It was a cattle field before, and has been untended & unused ever since.

The field is a south facing slope, offering the PV panels the most favourable location and angle to harvest any and all solar rays that hit the site, optimising the energy gathered to be used by the pub business.

The installation site has been specifically chosen to collect the most energy from the sun, whilst considering the importance of preserving Areas of Outstanding Natural Beauty. As well as the location, the colour and appearance of the modules has been considered to ensure they are as low impact as possible.

The location has also been chosen so there would be no significant adverse effects on air traffic, shipping or vehicular routes and lines of sight whilst operating in the nearby area.

Every possible factor has been considered to ensure the solar panels are in the ideal location.

Site Waste Management Plan

It is the aim of this project to produce as little waste as possible. Any that does arise will be separated on site and then treated according to council guidelines. The only waste anticipated will be small cable offcuts.

Design

The scale of development on site has been determined by the equipment necessary to efficiently generate renewable energy.

Two strings of panels will be arranged in two rows 12m x 4m running from east to west. The panels will be fixed to very large oak railway sleepers (3900mm x 250mm x 150mm) so minimal impact on the ground,

The use of sleepers has been chosen over concrete so there is no need for groundworks and at the end of life can they be removed, leaving the field to revert to it's original state.

It is considered that the benign appearance of the panels and the degree of natural screening afforded to the site, that the proposals would not have an unacceptably adverse impact on the visual or amenity value of the surrounding environment.

The Duchy of Cornwall has been consulted on the design, location and plans. Full support for the proposal and installation has been given.

Access

The Seven Stones Inn is located at the end of a vehicular access road which in turn becomes a public footpath to Tinkler's Hill. The proposed new solar array will only require access via foot.

Heritage Impact Assessment

APPROVED**By Lisa Walton at 9:58 am, Jan 29, 2021**

Scheduled Monument

There is one scheduled monument within 100m of the proposed site at the Seven Stones Inn.

To the North the prehistoric cairn cemetery and field system on Tinkler's Hill.

[Scheduled Monument – Prehistoric cairn cemetery and field system on Tinkler's Hill, St Martin's \(historicengland.org.uk\)](https://historicengland.org.uk)

The proposed solar panel array is within the curtilage of the pub to the south of the identified scheduled monument site.

The proposed solar panel array will be seen in the context of the pub and associated roof lines and will not be seen in the same context as the Scheduled Monuments and will therefore have no impact on their special architectural or historical interest or setting.

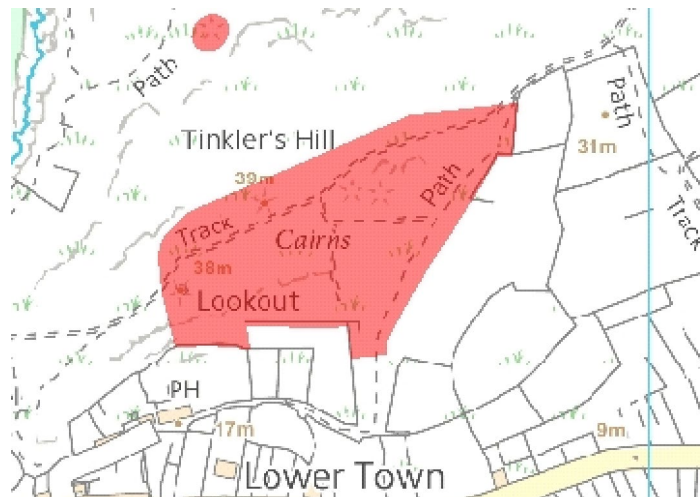


Image from historicengland.org.uk showing boundary of prehistoric cairn cemetery and field system on Tinkler's Hill



View from proposed site looking up the hill towards the scheduled monument



The dense band of pittosporum trees and large granite boulders above the site before the pub land ends and the boundary of the scheduled monument.



Looking down through the pittosporum to the solar panel array site and pub roof



Looking over the pub boundary wall from Tinkler's Hill scheduled monument boundary through the dense pittosporum

The proposed development is nestled within the curtilage of the pub and as such will not be seen in the context of the Heritage Assets and will not have an impact. There are no Heritage Assets listed on the proposed site itself.