



## 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

## PERMISSION FOR DEVELOPMENT

**Application No:** P/21/008/FUL      **Date Application Registered:** 25th January 2021

**Applicant:** Clifford Freeman  
Everees Farm  
Chapel Lane  
Remarley  
GL19 3JF

**Agent:** Robert Green  
Charlotte House  
Garrison Lane  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0JD

**Site address:** The Beach Telegraph Road Porth Mellon St Mary's Isles Of Scilly  
**Proposal:** Extension to kitchen area (Amended Plans)

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 Plan, and Block Plan, Drawing Number: TB01B, Dated Dec 2020**
- **Existing and Proposed Plans, Drawing Number: TB02A, Dated Mar 2021**
- **Proposed Elevations, Drawing Number: TB04A, Dated Mar 2021**
- **Site Waste Management Plan, Date Stamped 31/03/2021**

**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 Policies OE1 and OE7(5) of the 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 Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 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. 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.

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: 31<sup>st</sup> March 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 Clifford Freeman

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/008/FUL and the accompanying conditions have been read and understood by the applicant: Clifford Freeman.

- I/we intend to commence the development as approved:** Extension to kitchen area (Amended Plans) at: The Beach Telegraph Road Porth Mellon St Mary's Isles Of Scilly on: .....
- ~~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:

<b>Name:</b>	<b>Contact Telephone Number:</b>
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Print Name: .....

Signed: .....

Date: .....

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

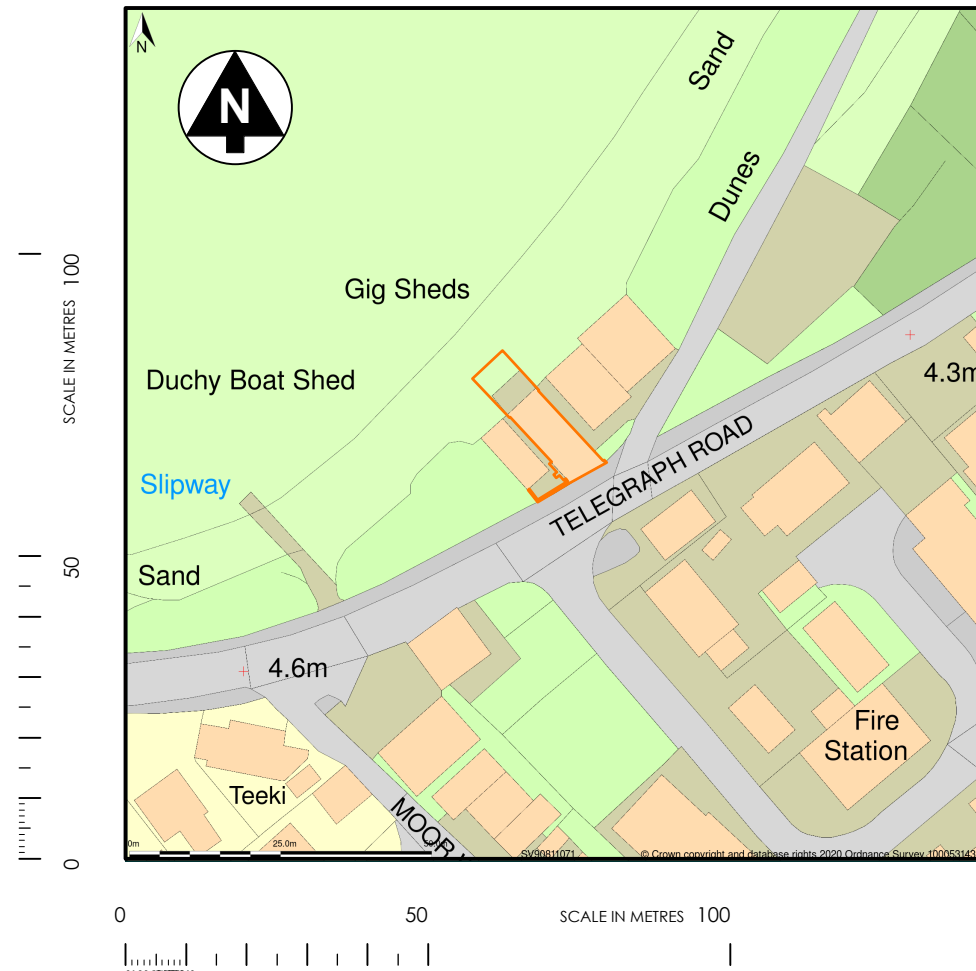


**APPROVED**

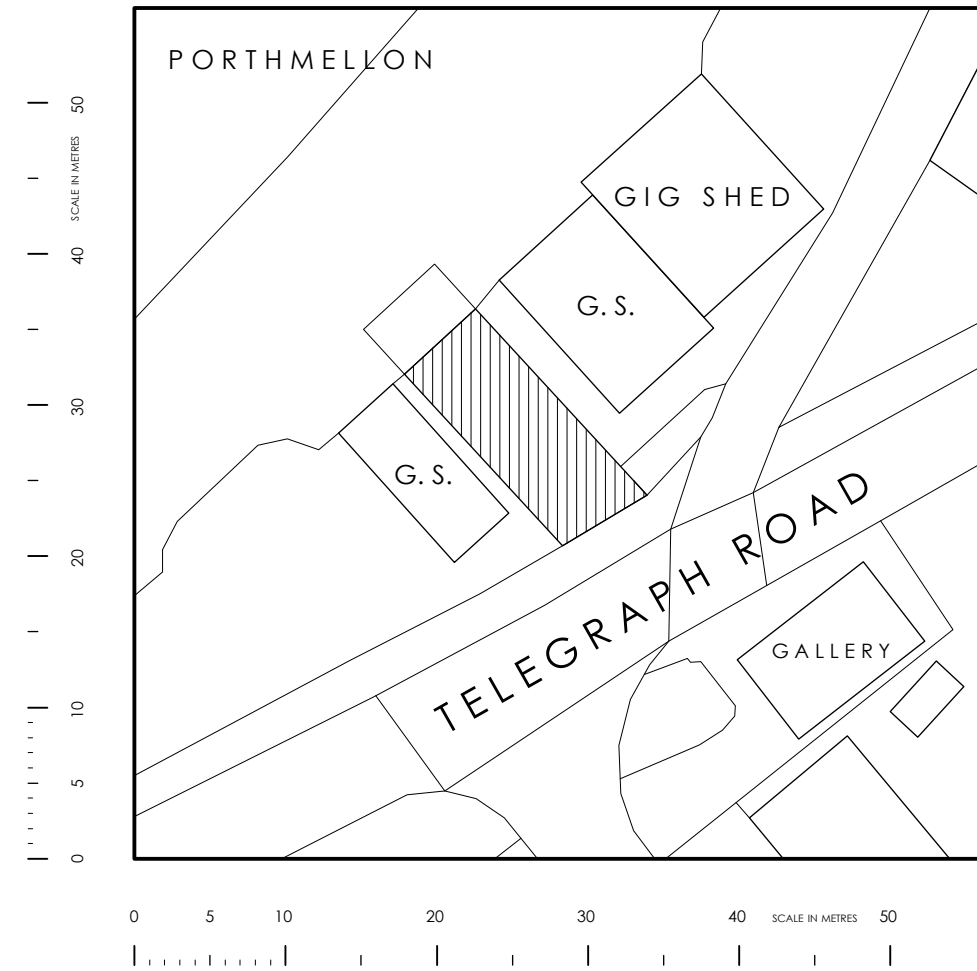
By Lisa Walton at 5:18 pm, Mar 31, 2021

**RECEIVED**

By A King at 3:14 pm, Jan 25, 2021



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

REVISION A 22.01.21  
Inclusion of kitchen extension & extract  
and siting of seating area

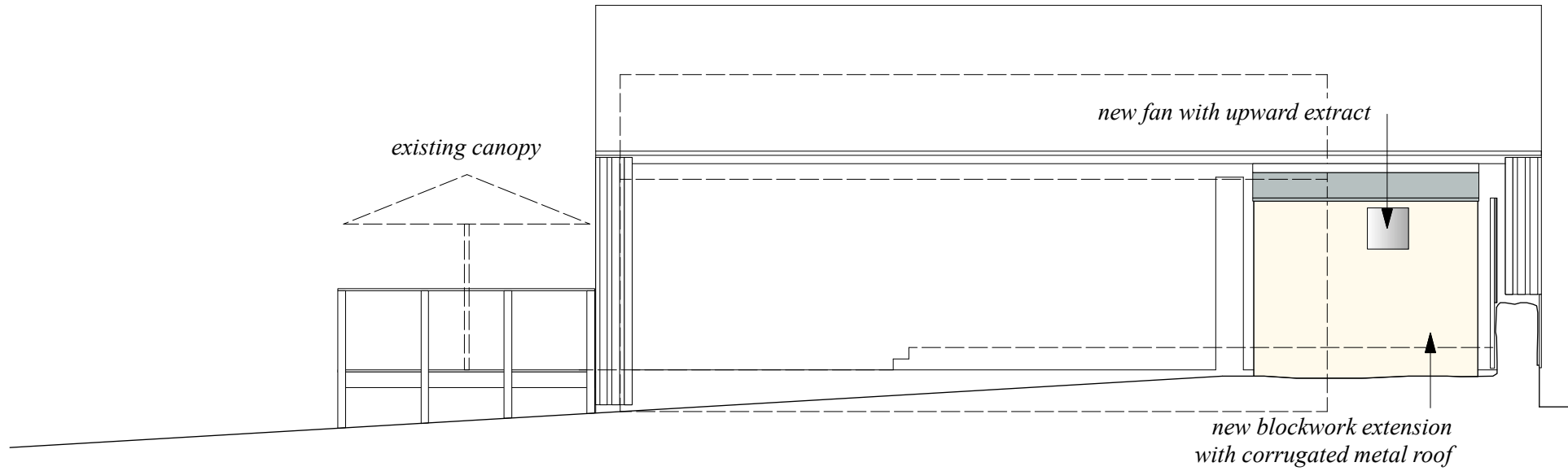
REVISION B 25.01.21  
Inclusion of fence area

**THE BEACH**  
RESTAURANT ST MARY'S

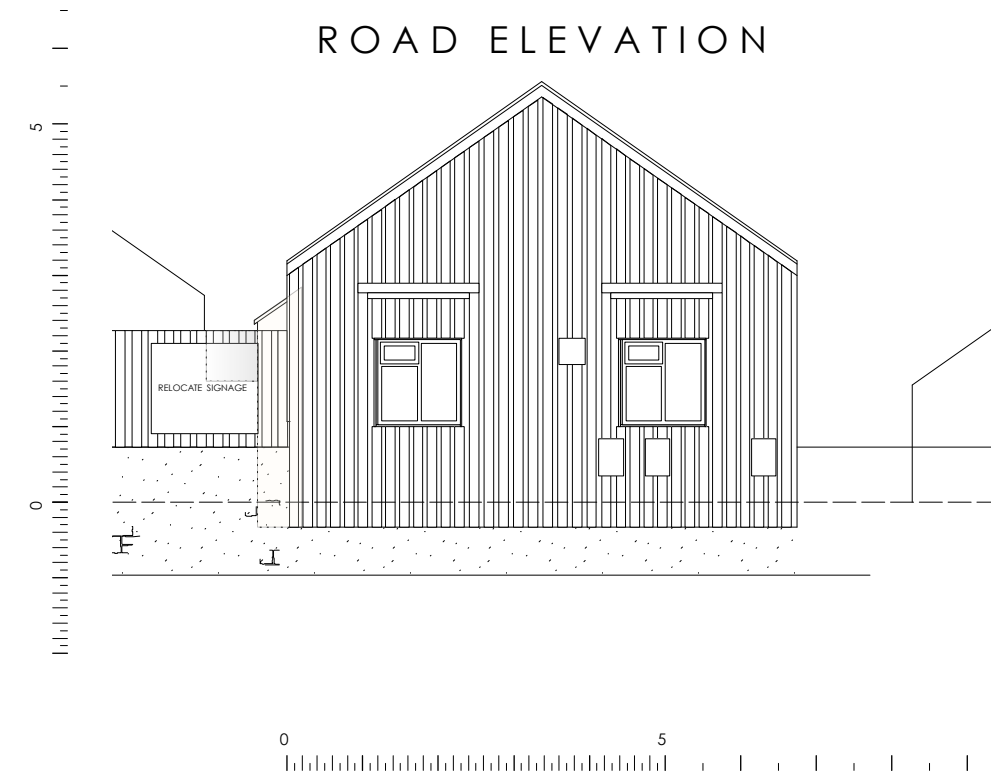
EXISTING  
SITE PLANS

DRAWING NO. TB01B  
DATE - DEC 2020  
SCALE - AS SHOWN @ A3

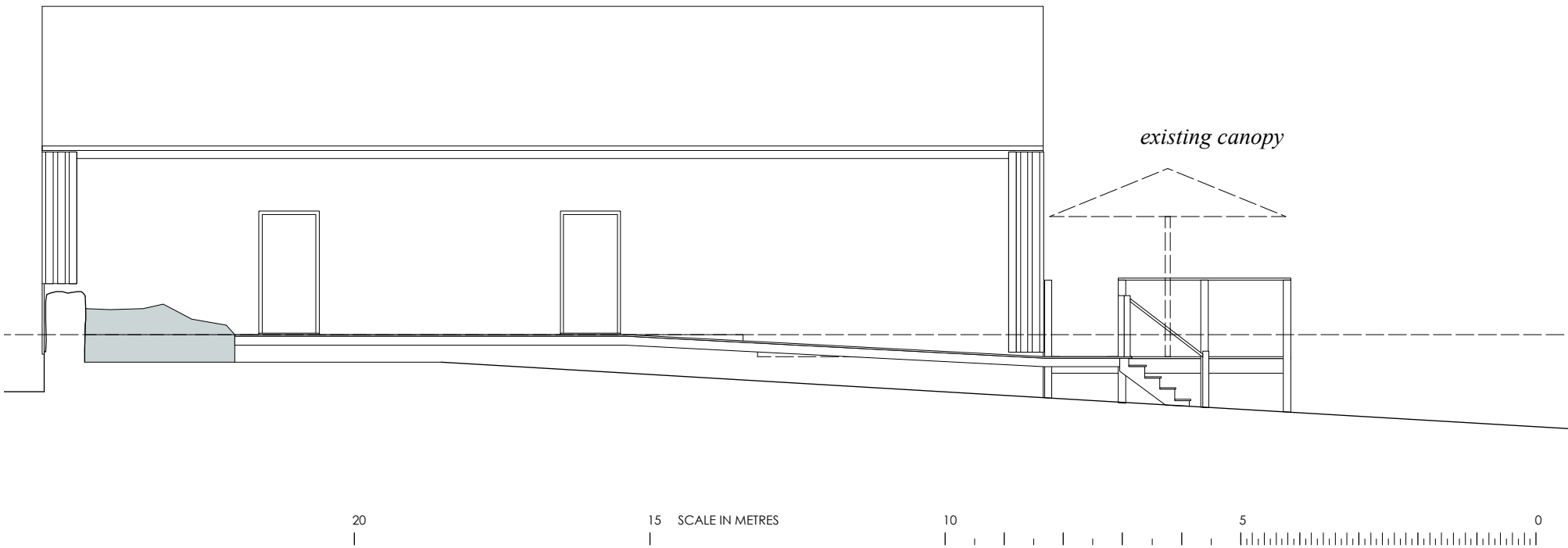
SIDE ELEVATION



ROAD ELEVATION



ENTRANCE ELEVATION



BEACH ELEVATION



**THE BEACH**  
RESTAURANT ST MARY'S

PROPOSED  
ELEVATIONS

DRAWING NO. TB04A  
DATE - MAR 2021  
SCALE - 1:100 @ A3

**APPROVED**

By Lisa Walton at 5:19 pm, Mar 31, 2021

**RECEIVED**

By Tom Anderton at 4:56 pm, Mar 25, 2021

**APPROVED***By Lisa Walton at 5:19 pm, Mar 31, 2021***RECEIVED***By Lisa Walton at 4:52 pm, Mar 31, 2021***SITE WASTE MANAGEMENT PLAN (SWMP)**

- 1 Project Title: The Beach
- 2 Location: Porthmellon Beach, St Mary's, IoS.
- 3 Nature of project: Extension to kitchen
- 4 Project Aim: Enlarge kitchen, remove one wall

We are committed to implement the project environmental plan and the SWMP so that it is effective accurate and economical.

5 Management:

The contracts manager is the SWMP co-ordinator of the project and as such is responsible for ensuring the instruction of workers, implementation and overseeing of the SWMP. The contracts manager will monitor the effectiveness and accuracy during the routine site visits. Independent audits will also be completed by our safety consultancy via site inspections. Copies of these reports are forwarded to the GHSQE manager for monitoring.

Position	Name	Contact details
Client	Clifford Freeman	07791 898394
Project manager	Clifford Freeman	
Principle Contractor	Adam Blackwell, Blackwell Building Services	01720 423600 07766 901775
Site/contracts Manager	Adam Blackwell	
HSQE Manager	Blackwell Building Services own consultant	

## 6 Distribution

The contract manager shall distribute copies of this plan to the CDM co-ordinator, client, site manager and each subcontractor where relevant/applicable. This will be undertaken every time the plan is updated.

## 7 Instruction and Training

The contract manager will provide onsite briefing via induction of appropriate separation, handling, recycling, reuse and return methods to be used by all parties and at appropriate stages of the project where applicable. Tool box talks will be carried out regularly on waste issues and all sub-contractors will be expected to attend. This will ensure that everyone feels that they are included and that their participation is meaningful.

## 8 Waste management on site

Surplus or waste materials arise from either the materials imported to site or from those generated on site. Imported materials are those which are brought to the project for inclusion into the permanent works. Generated materials are those which exist on the project such as top soil, sub-soil, trees and materials from demolition works etc. However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial of waste disposal and recording, monitoring, education and reviewing. This plan outlines the procedures that have been put into place and demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable.

### **PRIORITISING WASTES REQUIRING WASTE MANAGEMENT ENABLING WORKS**

(Including Demolition): Waste type, category and origin

<b>Waste types eg: bricks</b>	<b>Waste Category</b>	<b>European Waste Codes EWC</b>	<b>Colour Codes</b>	<b>Origin of Waste</b>
Concrete	Inert	17 01 06	Inert	Site strip & Demolition
Tarmac	Inert	17 03 01	Inert	Site strip
Brick/Block	Inert	17 01 06	Inert	Site strip & Demolition



Timber	Active/Bio	17 02 01	Wood	Demolition works
Sub-soils	Inert	17 05 04	Inert	Site strip
Sub-soils	Hazard	17 05 03	Hazardous	Site strip
Metals	Active/Bio	17 04 07	Metal	Site strip & Demolition
Asbestos	Hazard	17 06 05	Hazardous	Demolition works
Plasterboard	Active/Bio	17.n 08 02	Gypsum (white)	Demolition works
Packaging		15 01 01 see note 1 15 01 02 see note 2 15 01 03 see note 3	Packaging (plastics, cardboard, timber)	Construction
Mixed		17 09 04	Mixed	Construction & demolition
Slate roof tiles	Inert	19 12 09	Inert	Site strip

Note 1 code 15 01 01 EWC code for paper and cardboard packaging

Note 2 code 15 01 02 EWC code for plastic packaging

Note 3 code 15 01 03 EWC code for wooden packaging

## 9 Ways of minimising waste

We have, from a very early stage, looked at how we can minimise the waste produced, thereby reducing the amount of waste to be removed from the project. Trade contractors, design team and suppliers are all being encouraged to look at ways to minimise the amount of waste produced at the work face.

### Current Actions Table

Action	Responsibility	Date action commenced	How notified
Plasterboard sheets are made to standard sizes to suit the wall heights and to reduce the amount of off cuts/waste	Design team		CPHSP/meetings

The wash down point for the concrete wagons is in a suitable location so that the washed out aggregates formed part of the fill.	Principal contractor		CPHSP Construction phase health and safety plan
Sub structure – when the bases are being poured that we other bases excavated manager so that any surplus concrete can be used as blinding.	Construction manager/principal contractor		CPHSP
Materials which arrive on pallets are unloaded and the pallets are stored neatly and removed from site once the numbers are sufficient to make collection economical.	Site foreman/ Principal contractor		CPHSP
Apply all identified environmental risk and actions identified in the CPHSP	Operatives/ site manager/ trade contractors		Method statements, risk assessments and CPHSP

All of the above act to reduce the amount of waste and surplus material, which traditionally would be skipped and sent to landfill. We are continually identifying waste minimisation actions and these will be updated in the above table.

## 10 Segregation

A specific area shall be laid out and labelled to facilitate separation of materials for potential recycling, salvage, re-use and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. The labelling systems shall be the waste

awareness colour coding scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/rubble
- Canteen waste

As works progress and other trades come to site other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Plasterboard
- Paper and cardboard (bagged up)

## 11 Management

Waste materials fall into three categories for management, these are:

- Re-use
- Recycle
- Landfill

### **Re-use**

If surplus materials can be used in the permanent works they are classified as materials which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form they can be removed from site for re-use.

### **Recycling**

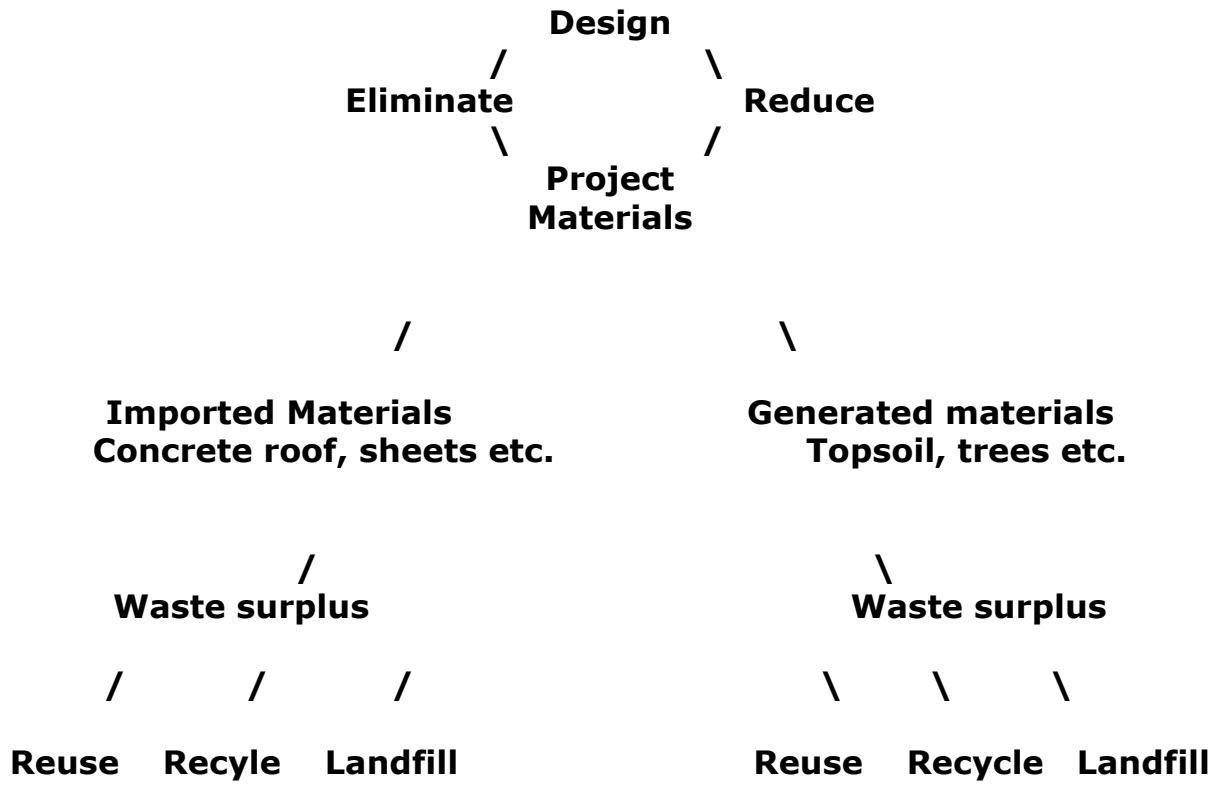
If the surplus material cannot be reused in its present form but could be used in a different form, it is sent for recycling such as 50x50 timber to make chip board.

### **Landfill**

If either of the above cannot be satisfied the only option left is to send surplus materials to landfill.

Landfill is always a last resort.

# WASTE MANAGEMENT CYCLE



**TABLE FOR WASTE TYPES AND WASTE MANAGEMENT PACKAGES**

<b>WASTE TYPES</b>	<b>WASTE STREAMS</b>
<b>Enabling Works (including Demolition)</b>	
Concrete	Reuse on site
Tarmac	Reuse on site/dry
Bricks/Blocks	Reuse on site
Timber	Recycle
Sub soils	Reuse on site/recycle
Metals	Scrap value
Asbestos	No use/Landfill
Plasterboard	Recycle/Landfill
<b>Construction works</b>	
Plasterboard	Return/recycle
Bricks/Blocks	Recycle
Timber	Recycle
Cardboard	Recycle
Mortar	No usage/dry to skip
Metals	Recycle
Paints	Recycle
Soils	Use/sell
Slate	Recycle/reuse

The skips need to be monitored to ensure that contamination of segregated skips does not occur. Therefore we will advise regularly on how the waste management system is working and point out that an uncontaminated skip for recycling costs typically £55 but should it get contaminated then it has to go direct to landfill at a cost of typically £89 per skip and this price is continually increasing.

We will continually review the type of surplus material being produced and where we can change the site set up to maximise on re-use recycling and the use of landfill will be the last resort.

The plan will be communicated to the whole project team (including the client) regularly. Business wide updates including the KPIs will be communicated and discussed at IMS and management meetings.

The plan will also be analysed by the group HSQE manager to produce KPIs and will be responsible for transferring and advising any best practice and solutions throughout the company. Our pre qualification process identifies compliant waste management companies with records maintained on file.

## Site waste management plan (SWMP) implementation checklist

Please tick yes or no - Yes No		
Have terms and commercial rates been agreed with contractor(s)?		
For off site or disposal are all the waste destination details verified?		
Has a waste segregation/collection area been prepared?		
Has the waste area been adequately signposted?		
Has the SWMP document control/ filing system been set up (site safety pack)?		
Have all necessary staff and contractors had the SWMP transmitted?		
Have all the SWMP training / induction procedures been met?		
Have all the SWMP training / induction procedures for contractor(s) been meet?		
Has the SWMP been approved by the contracts manager?		
COMMENTS/ FURTHER ACTIONS:		
Include waste management plan with tender documentation/CPHSP		

**SIGNATURES**

Contractors Manager:

Date:

Site Manager:

Date:



# COUNCIL OF THE ISLES OF SCILLY

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Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto: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](mailto: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.