



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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My Ref: P/21/012/HH

Paul Osborne
Jus Limin
Carn Thomas
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PT

1 April 2021

Dear Paul,

Location: Carne Tagre, Higher Town, St Martins Isles of Scilly

Proposal: Proposed conservatory and porch.

Applicant: William Hensleigh

Notice of intention to impose pre-commencement conditions under the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018.

The Council is minded to approve the above application subject to the imposition of the following conditions, please note those identified as pre-commencement conditions and the timescales set out below for responding.

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 Local Plan**
- **Plan 2 Proposed Conservatory and Porch**

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 St Martin's Cricket Pitch and Pool Green Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030.

- C5 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. In accordance with Policy LC8 of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

- C6 Prior to the commencement of the development, hereby approved, a scheme of Site Waste Management, including details of the disposal of all waste arising from the works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in 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 adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy SS2 (2) and Policy OE5 of the Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Sustainable Design Measures

- C7 Prior to the commencement of the development, hereby approved, a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and could include water conservation and harvesting measures and renewable energy generation. The sustainable design scheme shall be implemented in accordance with the details as agreed prior to the first use of the development hereby permitted.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to comply with Policy SS2(k) of the Local Plan to improve the efficiency and sustainability of the development. In accordance with Policy SS2(2) of the Isles of Scilly Local Plan 2015-2030.

- C8 Prior to the first use of the extended dwelling, hereby approved, details of additional biodiversity enhancement measures including bird nesting boxes and bat boxes of a type appropriate to species found on St Martins and in a position that is suitable, shall be submitted to and approved in writing by the Local Planning Authority. Once agree the**

enhancement measures shall be installed as approved, during the first winter season following the completion of the development and be retained as such thereafter.

Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Isles of Scilly Local Plan 2015-2030.

If you agree with the conditions we can issue the grant of approval as soon as we receive your written agreement. If you do not send a written agreement we cannot issue the decision until the end of the notice period which is 10 working days after the day following the date of this notice.

If you disagree with the conditions any substantive response (disagreeing with the conditions or providing comments) must be received within 10 working days after the day following the date of this notice.

- If we receive a substantive response within this time frame we may then decide to either amend, remove or change the condition to post commencement or we may refuse the application.
- If we do not receive a response in this time period we will then issue the decision with the pre-commencement conditions as set out above.

Yours Sincerely,



Lisa Walton
Senior Officer, Planning and Development Management