



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/21/033/COU

Date Application Registered: 23rd April 2021

Applicant: Mr R Dorrien-Smith
Tresco Estate
Partnership
Tresco Estate
Tresco
Isles of Scilly
TR24 0QQ

Agent: Mr N Lowe
Llewellyn Harker Lowe
Architects
Home Barn
Gattrell
Steway Lane
Northend
Bath
BA1 8EH

Site address: Land Adj To Farmyard Pool Road Middle Down Tresco Isles of Scilly
Proposal: Temporary change of use of land from agricultural to Class C3 (Dwellings) for the provision of 5 no. units of temporary accommodation for a period of 3 years (Amended Title/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:**
- Plan 1 Location Plan, drawing number: 3931_TA_01, dated April 2021
 - Plan 2 AMENDED Proposed Site Plan, drawing number: 3931_TA_02 A, dated April 2021
 - Plan 3 Proposed Snooze Pods Specification, date stamped 9th June 2021
 - Plan 4 Accommodation Justification Statement, dated 04.06.2021
 - AMENDED Design and Access Statement, Project Ref: 3931/TA (temporary accommodation specification and fencing specification)

These are signed and 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 OE1 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.

PRE-COMMENCEMENT CONDITION: Submission of 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 the 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 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.
- C5 No artificial lighting shall be installed within the red line boundary without the prior agreement in writing of the Local Planning Authority. The lighting shall accord with the approved details thereafter.**
Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including Tresco Playing Fields Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).
- C6 This permission shall be for a limited period only expiring on within three years from the date of the first mobile accommodation unit being placed on the site. The applicant shall confirm with the Local Planning Authority the commencement date of this permission. The use of the site hereby permitted shall be discontinued, the mobile accommodation units and fences removed from the site and the site reinstated to its former condition within three years from that commencement date.**
Reason: To safeguard the visual amenity and landscape character of the Islands and to acknowledge the particular circumstances in this case and to retain control over the future use of the site in accordance with Policies OE1 and OE7(5) of the Isles of Scilly Local Plan (2015-2030).
- C7 The occupation of the temporary mobile homes, hereby approved, shall be limited to external contractors only for short-term occupation in connection to construction projects on Tresco. The applicant shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**
Reason: To ensure that the temporary mobile home accommodation hereby permitted is occupied only by persons employed as external contractors and not as general staff accommodation for Tresco Estate.

Further Information

- Statement of Positive Engagement:** 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 of the National Planning Policy Framework 2019.
- Water Supply:** The applicant should liaise directly with South West Water regarding the detail of new connections to the drinking water supply. As part of South West Water's strategy to improve the drinking water and waste water infrastructure on the islands an investment programme has been developed which will be focused on achieving a reliable wastewater service including being able to cope with extreme conditions, protecting the environment and providing long term benefits to the community with the Company committed to

support the necessary improvements in water and wastewater services on the islands so that services are in line with standards on mainland UK by 2025 or 2030 in the case of Tresco. This includes the ability to provide new water and sewer connections to the network and therefore it is recommended that the applicant liaises directly with the Company to discuss the potential of connections to public assets.

3. **Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouses.
4. **Non-Material Amendments:** 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.
5. **Discharge of Conditions:** 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 is payable for each individual request made to the Local Planning Authority.

Signed: 

Chief Planning Officer

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: 22nd June 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 Mr R Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/21/033/COU and the accompanying conditions have been read and understood by the applicant: Mr R Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Temporary change of use of land from agricultural to Class C3 (Dwellings) for the provision of 5 no. units of temporary accommodation for a period of 3 years (Amended Title/Plans) at: Land Adj To Farmyard Pool Road Middle Down Tresco 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.

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:

Name: **Contact Telephone Number:**

Print Name:

Signed:

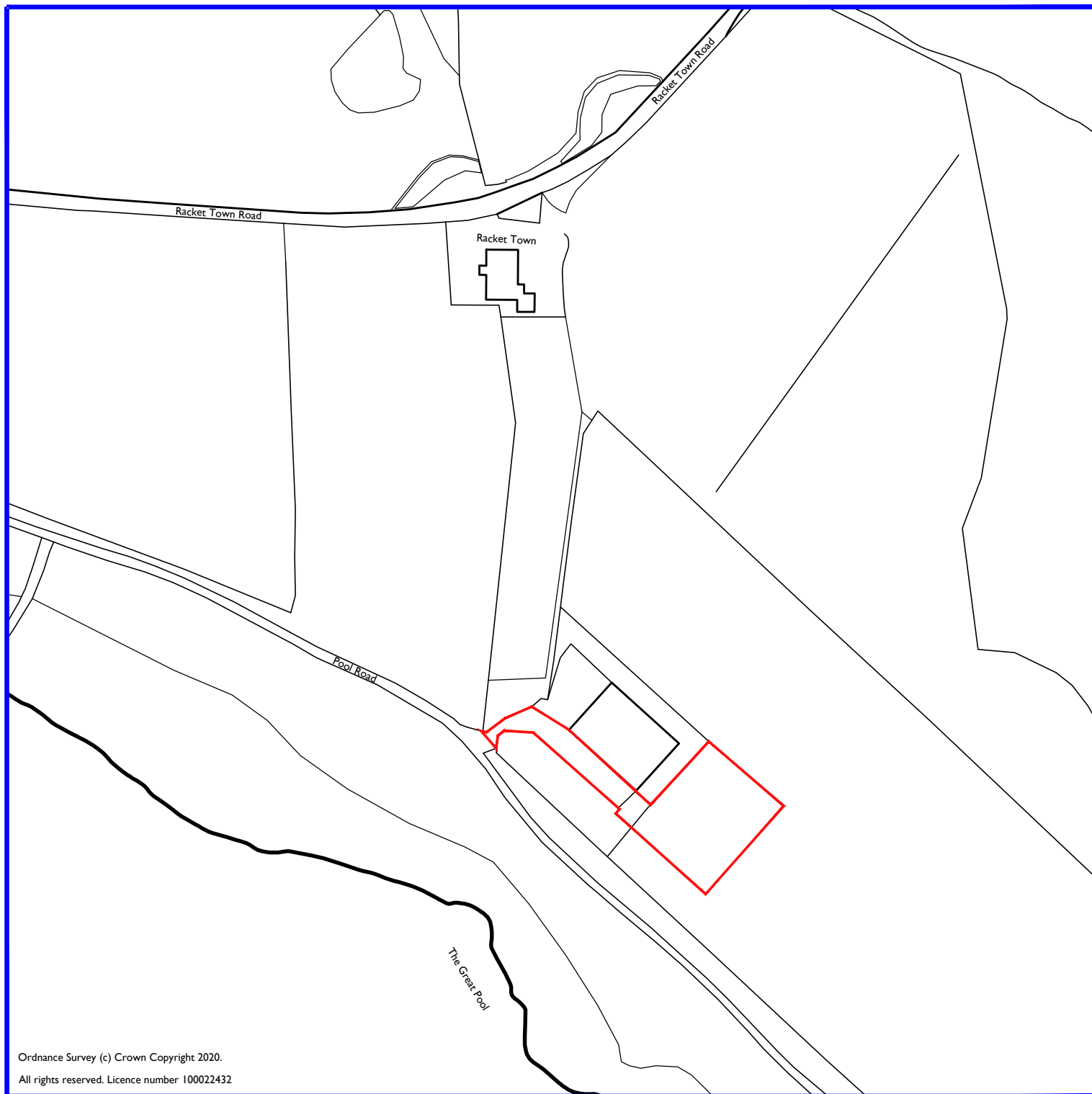
Date:

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)

- C4 Prior to the commencement of the development, hereby approved, a scheme 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 strict accordance with the approved scheme only.



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APPROVED

By Lisa Walton at 1:27 pm, Jun 22, 2021

Rev.	JW	NL	14.04.21	First Issue
DR.	CH.	Date	Notes	

PROJECT TRESKO TEMPORARY ACCOMMODATION

DRAWING SITE LOCATION PLAN

DRAWING No. 3931_TA_01

SCALE: 1:1250 @ A4 DATE: April 2021



**llewellyn
harker
lowe**

0m 10m 50m 100m

1:1250 @ A4

home farms, gastrell, stoway lane, bath, BA1 8BH
email: architects@llewellynharker.com

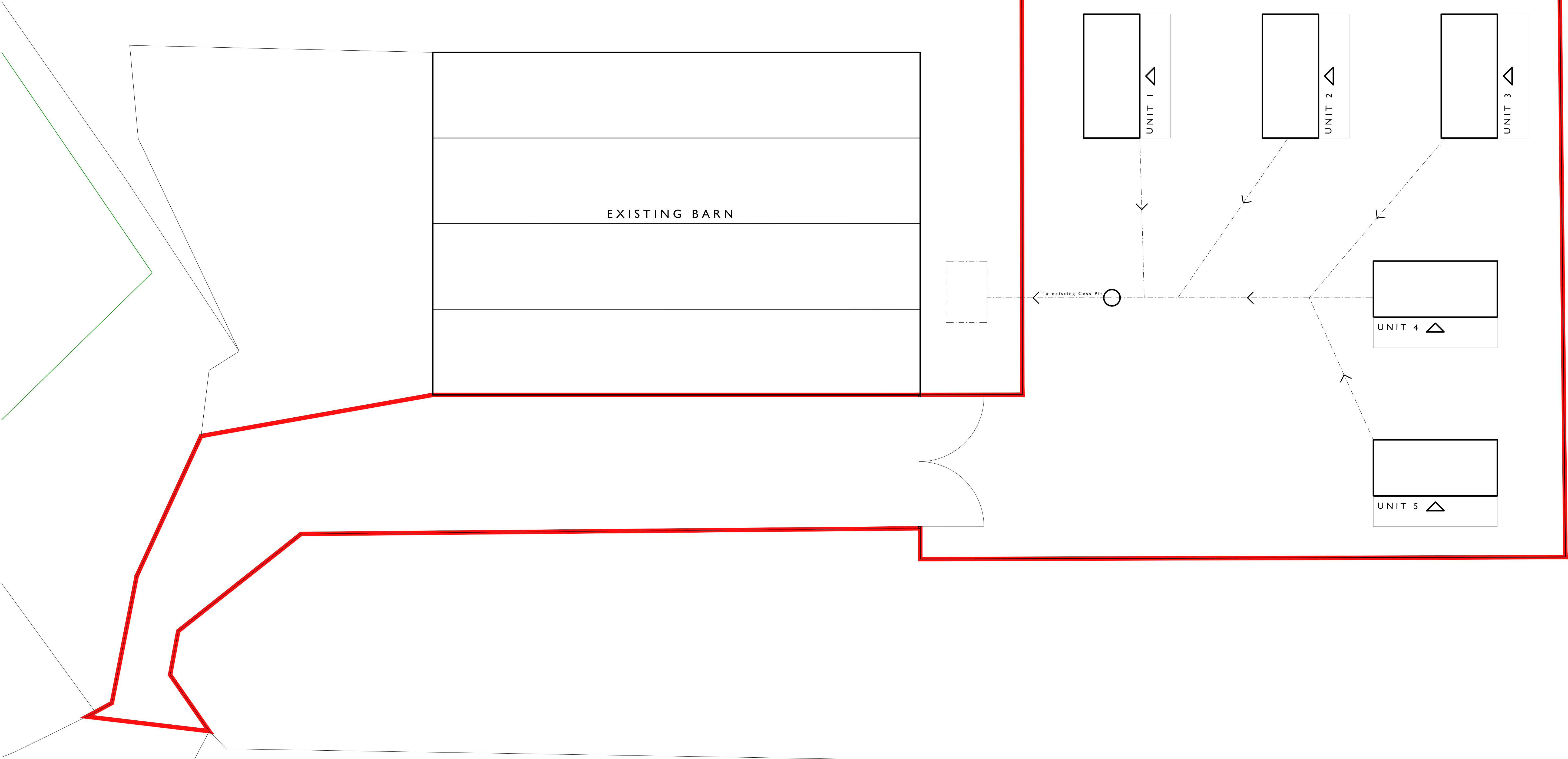
Tel: 01749 860022
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RECEIVED
By Lisa Walton at 9:59 am, Jun 09, 2021

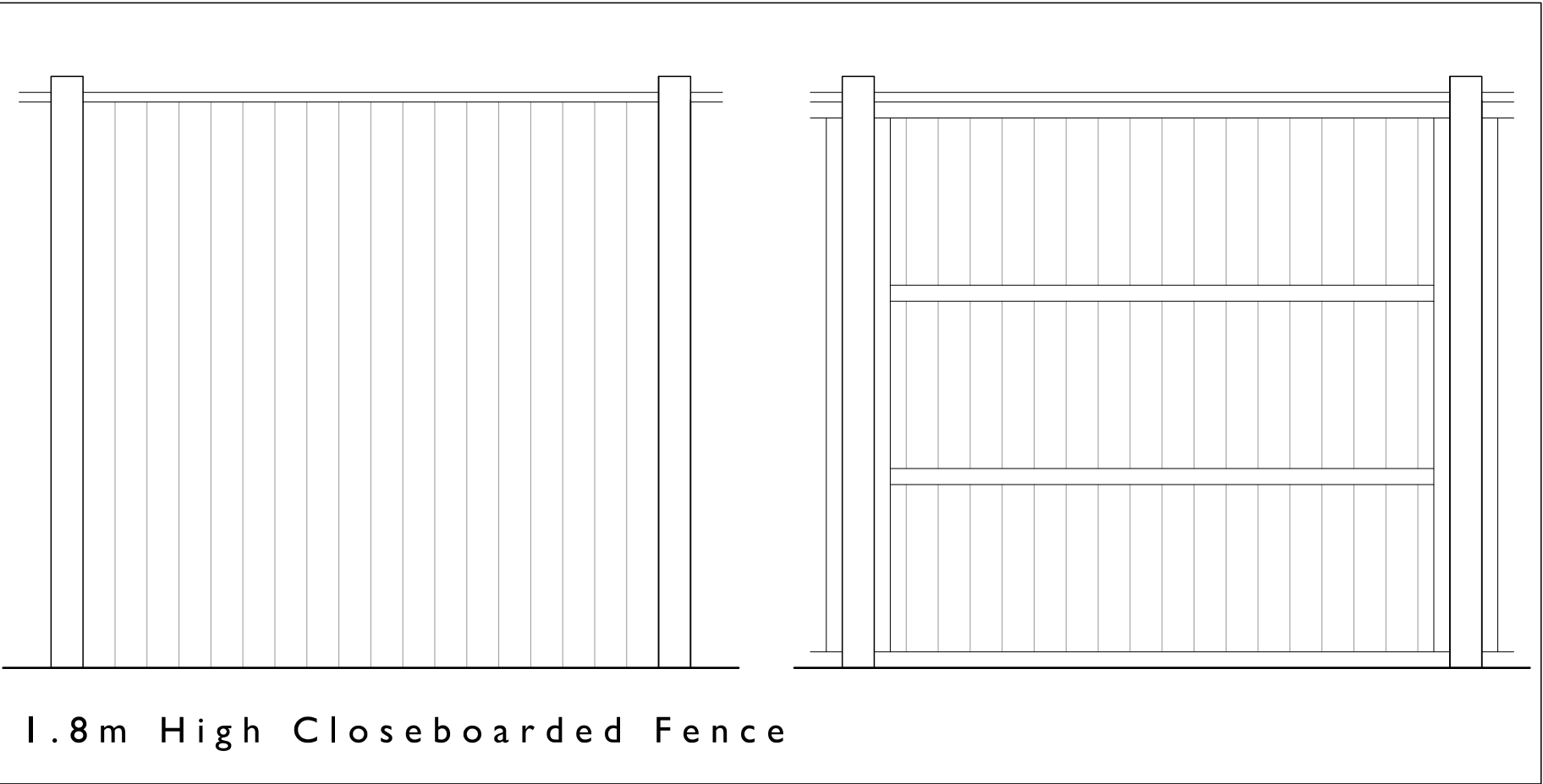
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9:59 am, Jun 09, 2021

Plan 2

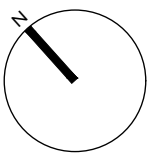
APPROVED
By Lisa Walton at 1:28 pm, Jun 22, 2021



POOL ROAD



A	JW	NL	22.04.21	Red Line
-	JW	NL	16.04.21	First Issue
Rev.	DR.	CH.	Date	Notes
PROJECT TRESKO TEMPORARY ACCOMMODATION				
DRAWING PROPOSED SITE PLAN				
DRAWING No. 3931_TA_02 A.				
SCALE: 1:100 @ A1			DATE: April 2021	
1:200 @ A3				



llewellyn
harker
lowe

PROPOSED SITE PLAN 1:100

PROPOSED FENCE 1:20

SNOOZEPOD (SLEEPER CABIN)

RECEIVED

By Lisa Walton at 10:46 am, Jun 09, 2021

APPROVED

By Lisa Walton at 1:28 pm, Jun 22, 2021

REVISED

10:47 am, Jun 09, 2021



Dimensions

- > Length: 6062 mm
- > Width: 2743 mm
- > Height: 2486 mm
- > Weight: 4000kg

Security

- > Anti-vandal roller shutters
- > UPVC windows
- > Security doors

Facilities

- > 2 x bedrooms
- > Double sockets
- > USB 12v charging sockets
- > 2 x TV's
- > Oil heating
- > Mains water supply
- > Door retainer hook
- > Microwave, kettle, sink, electric hob, fridge
- > Shower, toilet, sink, heated towel rail
- > Carbon monoxide detector
- > Consumer unit

Sustainability

- > Insulation to IEE standards
- > LED, PIR lighting
- > Silent running
- > Battery monitor
- > Fuel gauge
- > Timed control generator

Design

- > Flat sided steel
- > Wipe down wall boards
- > Stainless steel worktops

Moveability

- > Corner lifting points
- > Forklift pockets

**LED
LIGHTING**

2

SLEEPS 2 PEOPLE



WATER HEATING



HEATING



PORCELAIN TOILET
WEAR



**HIGH
SECURITY**



DOUBLE SOCKETS

JUSTIFICATION FOR TEMPORARY ACCOMMODATION REQUIREMENT

04.06.21

APPROVED*By Lisa Walton at 1:28 pm, Jun 22, 2021*

INTRODUCTION:

This document has been drafted in response to consultation comments received 3rd June 2021 provided by the Local Planning Authority. It has been composed by Llewellyn Harker Lowe Architects & Tresco Estate to support the application P/21/033/COU for temporary accommodation on Tresco.

This report should be read in conjunction with the drawings and design and access statement already submitted.

OUTLINING THE REQUIREMENT:

Construction on Tresco is a sensitive issue, the island relies on tourism as its principal source of income and it is essential that the visitor experience and reputation of the destination is not undermined by disruption resulting from building works.

Tresco estate typically programmes building projects to be undertaken over a single off-season winter period. This requires a compressed construction programme that requires more trades overlapping on site and a greater workforce than would normally be the case for a typical build. Accordingly the new staff accommodation will start on the 1st November 2021 and be completed by the end of March 2022. It is expected that there will be between 45 and 50 builders on Tresco this winter, (this is in addition to the normal annual maintenance contractors including service engineers etc).

The Blockhouse is a large complex project with a 42 week build programme, this will necessitate builders being on Island from 1st November 2021 until the end of August 2022 with at least 25 workers on site. To achieve this Tresco Estate plans to construct Blockhouse over 2 winters with a hiatus from March 22 until October 22 and then completion in March 2023. This will enable the bulk of the tradesmen to use vacant holiday accommodation. During the pause in the works there will be a smaller group of contractors retained on the Island undertaking quiet works such as first fix electrics and plumbing on the site. This will be between 6 - 10 personnel depending on the trades required.

Guest cottages on Tresco are already fully booked throughout the next year (2022). Due to the Island share business model, the properties which are under Island Share cannot be accessed by the Estate for those weeks which further limits capacity. COVID Policy instigated through the varied and numerous lockdowns has also resulted in the Estate committing properties to those disrupted in 2020 and 2021 into 2023. The Estate has also elongated the season in this current year to include November and December 2021.

As a consequence there is insufficient holiday accommodation available for builders, and due to the nature of the business and the elongated season all staff accommodation is fully utilised. The redevelopment of Blockhouse will also reduce the number of staff / contractor accommodation units available whilst the completion of the new staff accommodation is awaited.

The estate has identified 3 holiday properties that will house staff from this October. They have investigated providing other accommodation on other islands but there necessary capacity is not available. Furthermore locating workers off island reduces efficiency, with wasted travel time boating personnel each day. Off-island accommodation also makes progress more vulnerable to disruption in the event of bad weather.

To ensure that the Staff Accommodation and New Inn projects are complete within the condensed build programme over the coming winter (prior to March 2021) – the contractor intends to send workers out to the Islands to undertake enabling and site mobilisation works; including the construction of the foundations for the staff accommodation (as soon as planning pre-commencement conditions are discharged). As the island is fully booked until November 2021 with no spare capacity for workers, the only option is to seek additional temporary accommodation.

The temporary site accommodation will provide construction jobs throughout the summer when the Estate would normally clear the island. Through the course of this build there will be permanent resident contractors on the islands throughout the year including a site manager/foreman. Whilst the construction workers are not long-term permanent staff their presence supports essential island operations including the steamship company and new helicopter service. Local businesses also benefit from the presence of well paid workers with liquid income, particularly at times when income from tourism is reduced through the off-season.

If the estate had to use staff accommodation to house tradesmen, the inevitable consequence would be a less services and roles available on the Estate and a reduction in services available to visitors. This accommodation facilitates the refurbishment of the New Inn and redevelopment of Blockhouse projects that will generate positions for a further 5 Full Time Employees on Tresco.

CONCLUSION:

The proposed accommodation is temporary, it is required to facilitate an exciting and essential phase of development on Tresco that will underpin the future business model of the entire estate. Once this phase of works is complete the accommodation will be removed and the land returned to its original condition.

RECEIVED
By Lisa Walton at 12:54 pm, Jun 09, 2021

REVISED
12:54 pm, Jun 09, 2021

APPROVED
By Lisa Walton at 1:29 pm, Jun 22, 2021

TEMPORARY ACCOMMODATION, TRESCO

DESIGN, ACCESS AND PLANNING STATEMENT

Contents & Introduction

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INTRODUCTION

This document has been prepared in support of an application for the temporary change of use of an existing agricultural plot to Class C3, in order to provide 5 units of temporary workers accommodation for a period of no more than 3 years.

The proposed works would help to facilitate Tresco Estate Partnership’s policy for ongoing investment in improved accommodation for visitors to the island, by providing temporary accommodation for builders working on a number of proposed developments on Tresco. Invariably investment on Tresco has an indirect economic benefit to other islands, with transport services, employment, restaurant and retail services benefiting across the archipelago.



Proposed Site (Google Maps 2021)

EXISTING

The proposed site is a low-lying, inland plot, situated to the east of New Grimsby and to the north of The Great Pool, bordering Pool Road. It is currently an area of agricultural grassland located immediately adjacent to an existing farm yard which contains a double-gabled corrugated metal roofed agricultural building.

This application site would be well suited for temporary worker's accommodation; it is discreet and well concealed from view by the topography, nearby woodland and the adjacent building. It is sufficiently separated from the main tourist settlements to provide privacy for the occupants, whilst still suitably close to the proposed construction sites on the Island. Its proximity to the existing farm yard provides access to existing adjacent services.

PLANNING POLICY

The new Isles of Scilly Local Plan, adopted in March 2021, sets out a spatial strategy and provides a vision for the islands, along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high quality environment, whilst ensuring the islands communities and economy to grow sustainably. Central to achieving this objective will be the creation of new employment opportunities and in particular, improving the quality of the tourism experience on the islands.

The key policy within the new Local Plan that relates to these proposals is Policy LC4 Staff Accommodation. It notes that staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations.

The proposals contained within this application have been prepared to respond to the specific requirements of Policy LC4, as they clearly meet a "functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area."

This development would enable a number of future developments to take place on the Island, and consequently improve the quality of Tresco Estate's tourism offering and accommodation for resident workers.

POLICY LC4 Staff Accommodation

(1) New staff accommodation for businesses and organisations will be permitted where:

- a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and
- b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and
- c) on St Mary's the proposed accommodation is within or adjoining an existing settlement unless it involves the re-use of an existing building in accordance with Policy SS3; or
- d) on an off-Island the proposed accommodation is located within an existing building or adjacent or well related to the existing business consistent with Policy LC7.

(2) All staff accommodation permitted will be subject to occupancy restrictions. In addition to the above, seasonal staff accommodation will only be permitted where it:

- a) is located in an area that relates well to the business where possible, with the exception of the re-use of buildings; and
- b) does not cause harm to residential amenity through staff working unsociable hours.

PROPOSALS

In order to support a number of upcoming building projects on Tresco due to start construction in the winter of 2021, Tresco Estate Partnership has a requirement to provide temporary accommodation on the island for builders working on these developments. The scale of the projects means that they cannot be undertaken solely in the off-season. Consequently, additional accommodation will be particularly necessary during the summer tourist season, as all available staff and visitor accommodation is likely to be occupied during this period. This need cannot be met outside of the Island due to the expense and logistics of commuting to and from the mainland or other islands. As such the proposed development would support employment on the Island over this period, and would indirectly facilitate the creation of new employment opportunities and an improvement in the quality of the tourism experience and resident worker accommodation on the islands.

It is proposed that the use of the plot would be temporarily changed from agricultural to residential (Class C3) for a period of 3 years. 5 “snoozepods” would be placed on the site, spaced to provide adequate privacy and facing inwards towards the yard. Each unit would be 8.5 by 3 metres, with a maximum height of 2.5 metres, similar to those pictured. The snoozepods would have no permanent foundations but would be strapped down to prevent wind damage.

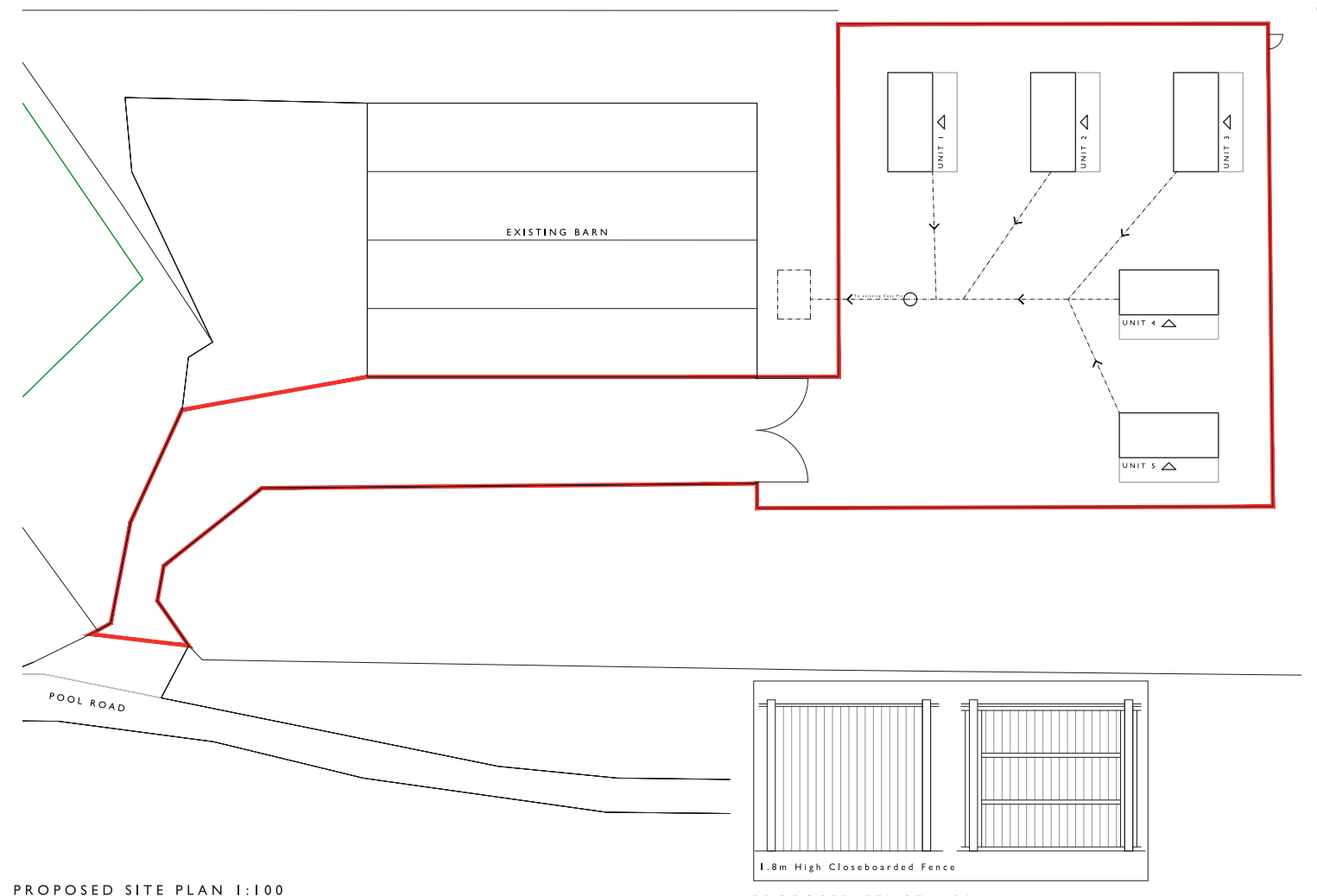
The site would be enclosed with a 1.8m high, vertical timber boarded fence to maintain privacy for the occupants. The low-lying and well-shielded plot would ensure that the development is of low visual prominence within the surroundings.

Services:

The proposed units would connect to the existing water and electricity supply and cess pit located within the adjacent farm yard.

Archaeology:

Any trenching necessary for connection to these services would be shallow – less than a metre below the ground – in order to minimise the impact on the site. The plot is currently agricultural land and therefore the ground is likely to have been disturbed by previous farming activity. Similarly, the site is not proximate to any designated archaeological sites, and therefore a full archaeological assessment is not believed to be required at this stage.



Snoozepod

Ecology:

The site is an area of monoculture grassland with limited ecological value. There are no existing structures on the site suitable for habitation by bats.

Flooding:

The proposed site is identified on the environment agency maps as being located in Flood Zone 1.

Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, (i.e. a 1:1000 year chance). As such the development should not face any restrictions due to flood risk. It is a temporary development in any case.

Access:

Access to the site would be provided from Pool Road via the existing farm yard, adjacent to the agricultural building. A small apron would be provided outside each unit.

The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. Most visitors hire bicycles or walk, but for staff, workers and less mobile guests, golf buggies are available. The proposed yard would provide space for a golf cart to turn, park and unload in relative proximity to the entrances to the accommodation units.

Tresco's emergency services would have sufficient existing capacity to deal with the increase in accommodation units.

SUMMARY

The proposed temporary change of use of the application site from agricultural to residential and the provision of 5no. snoozepods seeks to meet the need for temporary worker's accommodation for a period of 3 years. The development would be discreet and accessible, and would help to facilitate Tresco Estate Partnership's policy for ongoing investment in improved accommodation for staff and visitors. After the 3 year period, the compound would be dismantled and returned to farmland.

