



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/21/069/FUL **Date Application Registered:** 23rd August 2021

Applicant: Mr D Moulson
South Tinks
Holy Vale
St Mary's
Isles of Scilly
TR21 0NT

Site address: Poly tunnel on Land at Holy Vale Holy Vale St Mary's Isles of Scilly
Proposal: Replacement of poly tunnel used for storage of machinery, tools and workshop with a secure agricultural building for the same purposes.

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 Proposed Plan and Elevations
- Plan 4 Design and Access Statement (Site Waste Management, Sustainable Design Measures)
- Plan 5 Holy Vale Farm Tenancy Map

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 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 The building hereby permitted shall be used for agricultural purposes only as defined in Section 336(1) of the Town and Country Planning Act 1990, in connection with the tenanted farmland at Holy Vale Farm only. For the avoidance of doubt, the building hereby permitted

shall not be used for any other commercial or domestic purposes.

Reason: To protect the character and amenities of this rural area in accordance with Policy OE1 and OE7(5) of the Isles of Scilly Local Plan (2015-2030).

- C5 Notwithstanding the provisions of Class B, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, (As Amended) (or any order revoking or re-enacting that Order) no further alterations (including the installation of external illumination); extensions or the installation of hard surfaces, shall be installed in, on or around the building unless otherwise agreed in writing by the Local Planning Authority following the submission and approval of a further application for such work.**

Reason: To protect the amenities of the locality, including 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).

- C6 Before the first use of the barn, hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate a scheme for the provision of features suitable for bats, which should be appropriate for bats found on St Mary's and in a location(s) suitable for bat roosting. Once approved the works shall be implemented before the next bat active season, following the completion of the development, in accordance with the agreed scheme and thereafter the features shall be permanently maintained.**

Reason: To provide measurable net gains in features suitable to enhance biodiversity at this site in accordance with Policy SS2(g) of the Isles of Scilly Local Plan (2015-2030).

Further Information

1. **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 the National Planning Policy Framework 2019.
2. **BUILDING CONTROL:** Please ensure that all building works accord with the Building Regulations, where this is required, and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk
3. **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.
4. **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: 12th November 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 D Moulson

Please sign and complete this certificate.

This is to certify that decision notice: P/21/069/FUL and the accompanying conditions have been read and understood by the applicant: Mr D Moulson.

1. **I/we intend to commence the development as approved:** Replacement of polytunnel used for storage of machinery, tools and workshop with a secure agricultural building for the same purposes at: Polyntunnel On Land At Holy Vale Holy Vale 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.

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. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/or Email:

Print Name:

Signed:

Date:

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

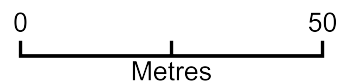
For the avoidance of doubt you are reminded to address the following condition(s) before you bring the building into first use. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-USE CONDITION(S)

- C6 Before the first use of the barn, hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate a scheme for the provision of features suitable for bats, which should be appropriate for bats found on St Mary's and in a location(s) suitable for bat roosting. Once approved the works shall be implemented before the next bat active season, following the completion of the development, in accordance with the agreed scheme and thereafter the features shall be permanently maintained.

Holy Vale Shed/Workshop 2021

RECEIVED
By Emma Kingwell at 7:39 am, Aug 23, 2021



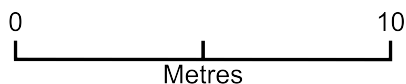
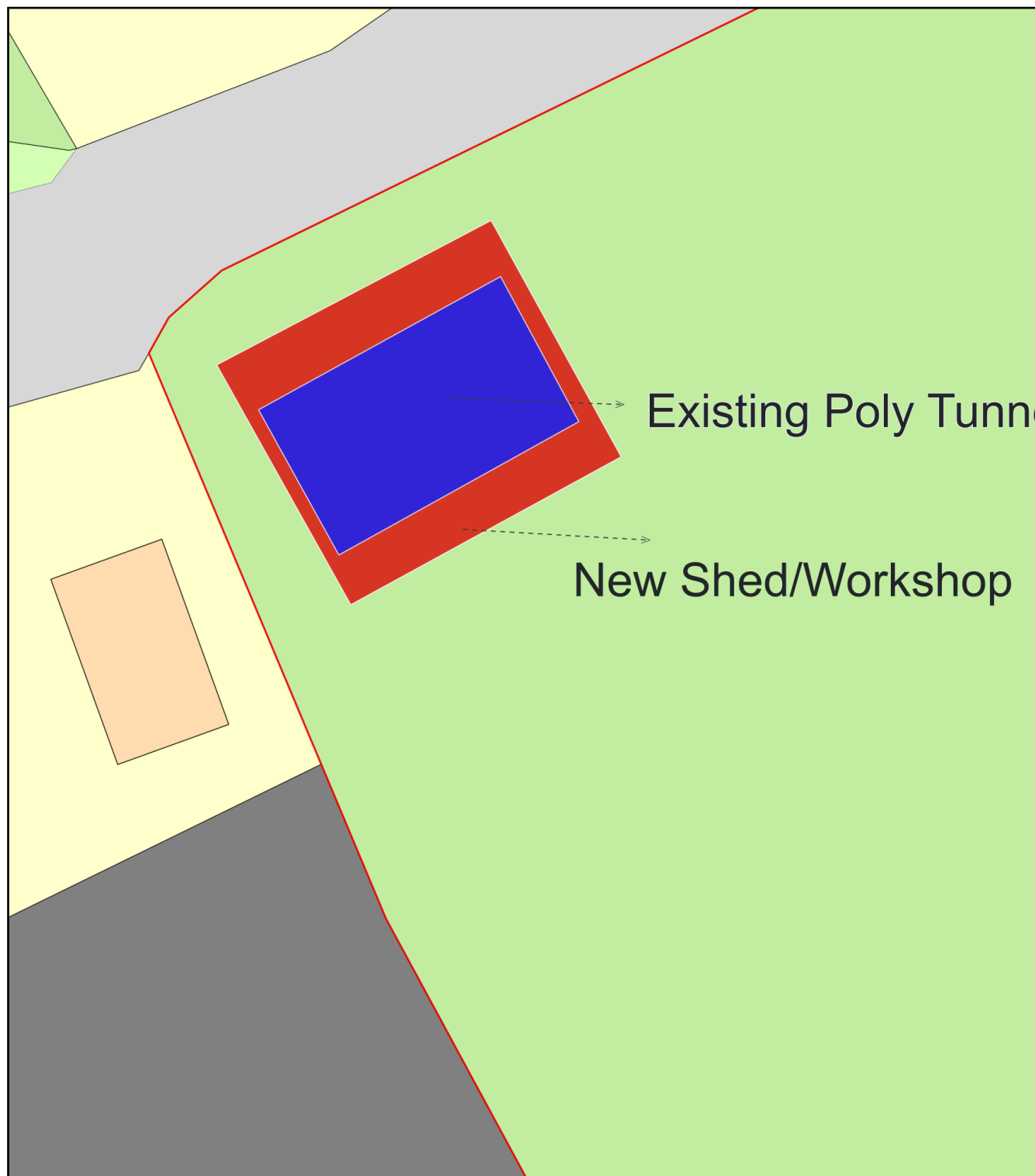
Plan Produced for: Daniel Moulson
Date Produced: 20 Aug 2021
Plan Reference Number: TQRQM21232181434787
Scale: 1:1250 @ A4

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APPROVED

By Lisa Walton at 10:58 am, Nov 11, 2021





Plan Produced for: Daniel Moulson

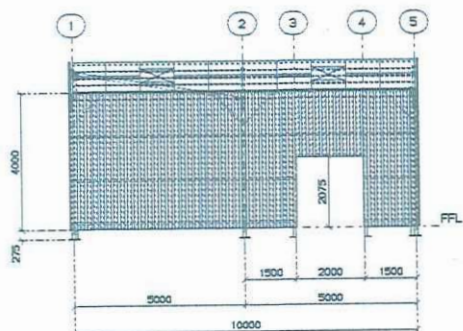
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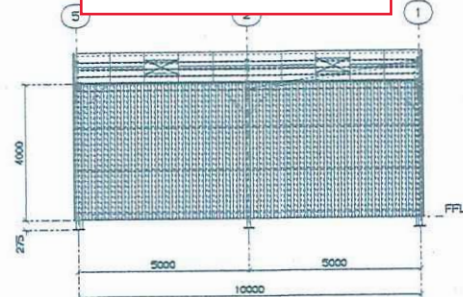
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APPROVED*By Lisa Walton at 10:58 am, Nov 11, 2021*

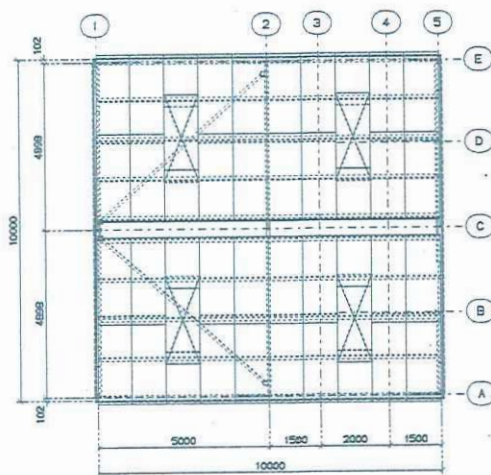
Plan 3



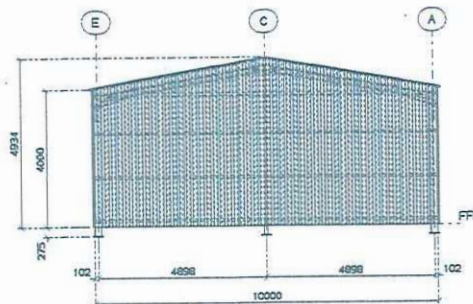
SOUTH



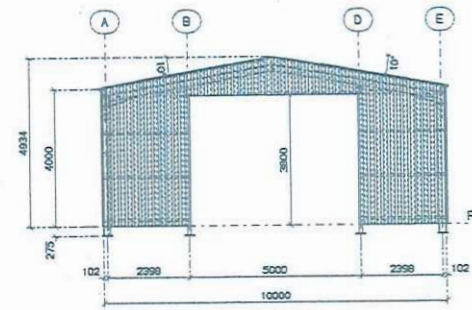
NORTH



PLAN



WEST



EAST

AGRICULTURAL BUILDING 10m x 10m x 4m TO EAVES

6 MAIN STANCHIONS

6 MAIN RAFTERS

1 GABLE STANCHION

2 ROLLER SHUTTER DOOR POSTS

2 DIAGONAL ROOF BRACES

8 KNEE BRACES

1 PERSONNEL DOOR

ALL STEEL PAINTED GREY

2 LINES 8 x 3 TIMBER EAVES RAILS

8 LINES 8 x 3 TIMBER PURLINS

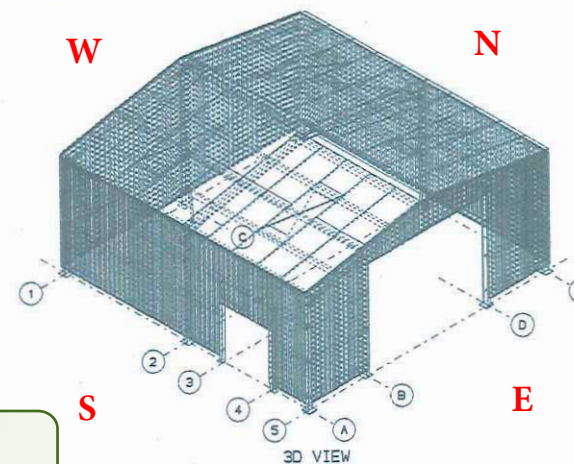
3 LINES 3 x 6 TIMBER RAILS

ROOF CLAD IN BIG SIX PROFILE NATURAL GREY FIBRE CEMENT SHEETS WITH CLOSED CROWN

SIDES CLAD IN 22 x 125 DARK BROWN CASTLE BOARD TIMBER

2 LINES 170mm HALF ROUND BLACK PVC GUTTERS

1 110mm DOWNPIPE PER GUTTER



APPROVED

By Lisa Walton at 11:02 am, Nov 11, 2021

CLIENT	DANIEL MOULSON	DRAWN	DO	28/07/21	KIT BUILDINGS DIRECT Agricultural & Industrial Structures	Unit 16, Milton Industrial Estate, Sutton Lane, Milton, Derby, DE65 5PE Tel: 01593 725522 - Mob: 07955 440 895 Fax: 01593 725506 Email: coneladitd@aol.com		
PROJECT	SOUTH TINKS, HOLY VALE ISLES OF SCILLY TR21 0NT	CHECKED				SCALE	JOB No	DWG No.
TITLE	GENERAL ARRANGEMENT				NTS	M474	GA001	

Design & Access Statement

The proposed shed/workshop will be built around the existing poly tunnel structure to ensure machinery and equipment currently kept within the tunnel remains undercover at all times.

The proposed shed/workshop will be constructed using steal portal frame, with big 6 corrugated roof and dark castle boarding for external walls; this is in-keeping and in-line with other shed/workshop structures within the local area (Holy Vale, Rocky Hill, Borough).

Once the external structure is completed the poly tunnel will be taken down and stored for future possible use (please see site waste management plan for further details).

The wood shed/workshop structure will blend in with the surrounding environment with two sides close to the field perimeter, protected by trees which will also restrict visual impact from the path and access road. There will be four clear roofing panels which will allow natural light into the shed/workshop.

Access to the shed/workshop will be through an existing 3.5m field gateway. Access into the shed/workshop will be through either a personnel door (measuring 2m wide) or main shed/workshop entrance for vehicle access (measuring 5m wide). The floor of the shed/workshop will be all one level, with ramps in place if this differs from the outside field level.

Site Waste Management Plan

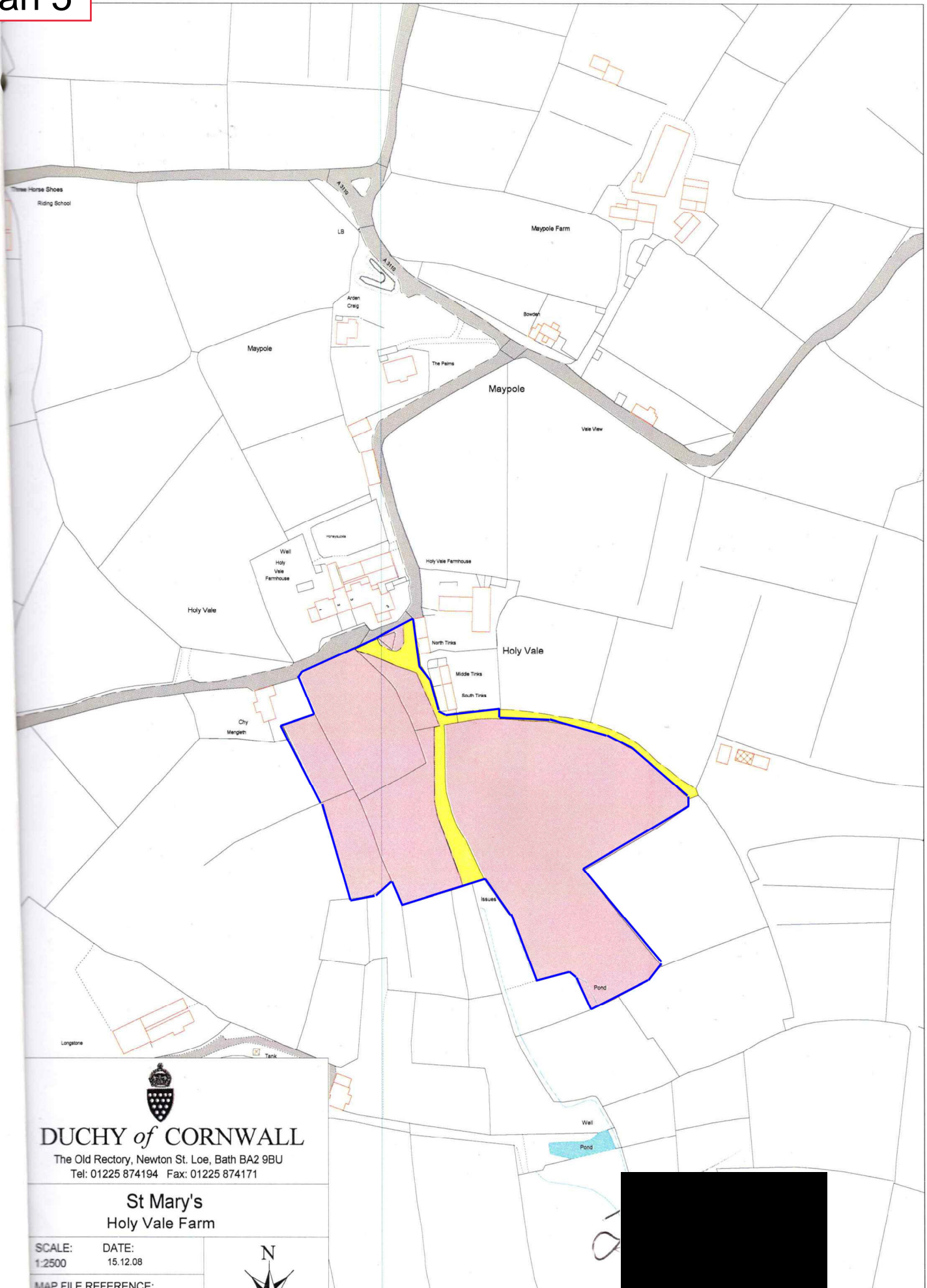
The existing poly tunnel will be taken down, once the external structure of the new shed/workshop is in place. All parts of the existing poly tunnel will be re-usable and kept in storage until such a time that it is erected again. No parts will be disposed of in any way.

There will be minimal black bag waste and regular household-type recycling waste (where this occurs it will be stored securely in internal bins within the shed/workshop). Due to the nature of the work taking place within the shed/workshop there will possibly be scrap materials at end of projects – this will be disposed of correctly and in accordance with the Isles of Scilly Council's waste management plan; with scrap materials being repurposed and recycled where facilities exist (either locally or on the Mainland).

Sustainable Design Measures.

There will be water butts outside the shed/workshop collecting any run-off from the roof/guttering. However, as Holy Vale is at the top of the water catchment area of Higher Moors, any rainwater run-off that is not captured will automatically flow into The Moors and our Islands water catchment area.

We will be looking into the possibility of installing solar panels on the roof, however at present the pitches of the roof are shaded by large Elm trees so this may not be feasible.



DUCHY of CORNWALL

The Old Rectory, Newton St. Loe, Bath BA2 9BU
Tel: 01225 874194 Fax: 01225 874171

St Mary's
Holy Vale Farm

SCALE: 1:2500 DATE: 15.12.08

MAP FILE REFERENCE:
10/0249/02



Surveyed by Peter Technology Services Ltd, 24 First Avenue, Havant, Hants, PO9 2DH
01203 8248 9888 Fax: 023 8247 8425 Email: Enquire@petertechnology.co.uk
Based on Ordnance Survey 1:2500 Land-Line data with the permission of the Controller
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APPROVED
By Lisa Walton at 11:04 am, Nov 11, 2021