



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Mincarlo
Address line 1	Carn Thomas
Address line 2	Hugh Town
Address line 3	<input type="text"/>
Town/city	St Mary's
Postcode	TR21 0PT

Description of site location must be completed if postcode is not known:

Easting (x)	90635
Northing (y)	10709

Description

2. Applicant Details

Title	Mrs
First name	Bryony
Surname	Lishman
Company name	<input type="text"/>
Address line 1	Mincarlo
Address line 2	Carn Thomas
Address line 3	Hugh Town
Town/city	ST MARY'S
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

We would like to build a modest studio in the garden of The Biggal & Mincarolo in order to have a fully kitted-out, fit-for-purpose space to offer yoga & mindfulness meditation throughout the year, with the possibility of also renting the space out for similar uses e.g.pilates. I've been teaching since my training in 2013, however in April-October I am only able to teach a few hours per week (maximum) due to lack of suitable spaces available.

The design of the studio nestles beneath the rocks of Carn Thomas overlooking the harbour, using natural materials to blend in with the landscape and to feel in harmony with nature. It is a sympathetically designed building with minimal/positive impact on the existing site. We want to create a light building that feels inviting and calming. The design has glass doors that can be opened on still days in summertime maximising light and fresh air. The sounds of the wind and the sea bring a strong sense of identity and belonging. In wintertime the studio would feel cosy and atmospheric with the stunning winter light and views across an empty harbour. Glimpses of the garden also enhance the feeling of being immersed in nature. Available to visitors as well as the local community year-round, the situation and design of the studio combine to create a space of ease, surrounded by nature and promoting health and wellbeing.

The proposed studio is on the site of a redundant 35-year old garden shed in an area of the garden that is seldom in use. We propose creating on-foot access to the studio from a wider section of the prom to avoid already-shared access through the neighbouring properties (there would be minimal footfall as the studio would take a maximum of twelve people for yoga classes).

The design also takes into account the challenge of access to the site in order that we would be able to construct the studio without road access.

Has the work or change of use already started? Yes No

6. Existing Use

Please describe the current use of the site

This space has been used as a private garden for the past 45-75 years. It is very rarely in use as the garden is a large space and there are other, more appealing areas to use for leisure. There is currently an existing but redundant garden shed within the site.

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

6. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Timber Frame Structure & timber cladding

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Grey PPC aluminium windows and grey PPC aluminium sliding doors

Doors	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Grey PPC aluminium sliding doors on front of design and composite doors on each end

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Living green roof

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Mainly pittosporum hedging
Description of proposed materials and finishes:	Develop surrounding garden with e.g. osteospermum, crassula, aeonium, escallonia

Lighting	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Subtle, low-level lighting for access to the studio in winter.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

12. Biodiversity and Geological Conservation

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Other

Not planning to have water on site, but we are considering creating a compost loo for occasional use

Are you proposing to connect to the existing drainage system?

- Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

- Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

18. Employment

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="1"/>
Total full-time equivalent	<input type="text" value="0.50"/>

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other Variable throughout the week and the year. Some early morning opening 0600+ and regular evening sessions finishing by 2000. Occasional evening workshops finishing 2130/after sunset. Clients will always be asked to arrive and leave quietly (yoga doesn't generally encourage people to be noisy!)...	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

23. Pre-application Advice

First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text" value="email"/>
Date (Must be pre-application submission)	<input type="text" value="06/05/2021"/>

Details of the pre-application advice received

Guidance regarding my proposed planning application was received by email from Lisa Walton on 6/5/21 and Andrew King on 10/8/21

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Biggal
Address line 1	Carn Thomas
Address line 2	St Mary's
Town/city	Isles of Scilly
Postcode	TR21 0PT
Date notice served (DD/MM/YYYY)	24/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Beachaven
Address line 1	Strand
Address line 2	St Mary's
Town/city	Isles of Scilly
Postcode	TR21 0PT
Date notice served (DD/MM/YYYY)	24/09/2021

Name of Owner/Agricultural Tenant	
Number	5
Suffix	
House Name	
Address line 1	Castle Cottages
Address line 2	St Mary's
Town/city	Isles of Scilly
Postcode	TR21 0PE
Date notice served (DD/MM/YYYY)	24/09/2021

Name of Owner/Agricultural Tenant	
Number	61
Suffix	
House Name	
Address line 1	Bodding Avenue
Address line 2	
Town/city	Southampton
Postcode	SO16 0BJ
Date notice served (DD/MM/YYYY)	24/09/2021

Person role

- The applicant
 The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Bryony"/>
Surname	<input type="text" value="Lishman"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="24/09/2021"/>

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)