



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/21/085/COU **Date Application Registered:** 5th October 2021

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

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

Site address: Land adjacent to farmyard, Pool Road Middle Down Tresco Isles of Scilly
Proposal: Temporary change of use of land from agricultural to Use Class C3 (Dwellings) for the provision of 7 no. units of temporary accommodation and laundry unit for a period of 3 years (Re-submission of planning application P/21/033/COU).

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 Proposed Site Plan AMENDED, drawing number: 3931_TA_02 B, dated April 2021
- Plan 3 Proposed Snooze Pod (Sleeper Cabin), Do Number: SA46 Ver 1.0, dated September 2019
- Plan 4 Proposed Laundry Unit Pod, date stamped 28th October 2021
- Design and Access Statement AMENDED PLAN, Project Ref: 3931/TA (specification and fencing specification)
- Site Waste Management Plan, Ref: 4197/jw/SWMP dated 1st October 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 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 the islands.

C4 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).

- C5 This permission shall be for a limited period only, expiring three years from the date of the first mobile home being placed on the site. The applicant has confirmed with the Local Planning Authority the commencement date of the previous permission (P/21/033/COU) was 01 September 2021. The use hereby permitted shall be discontinued, the snooze pods and ancillary works shall be removed, and the site reinstated to its former condition within three years from that commencement date (by 01/09/2024).**

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).

- C6 The occupation of the temporary snooze pods, 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.
- 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.
- 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.

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: 24th 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 R Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/21/085/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 Use Class C3 (Dwellings) for the provision of 7 no. units of temporary accommodation and laundry unit for a period of 3 years. (Re-submission of planning application P/21/033/COU) at: Land adjacent 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. 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):

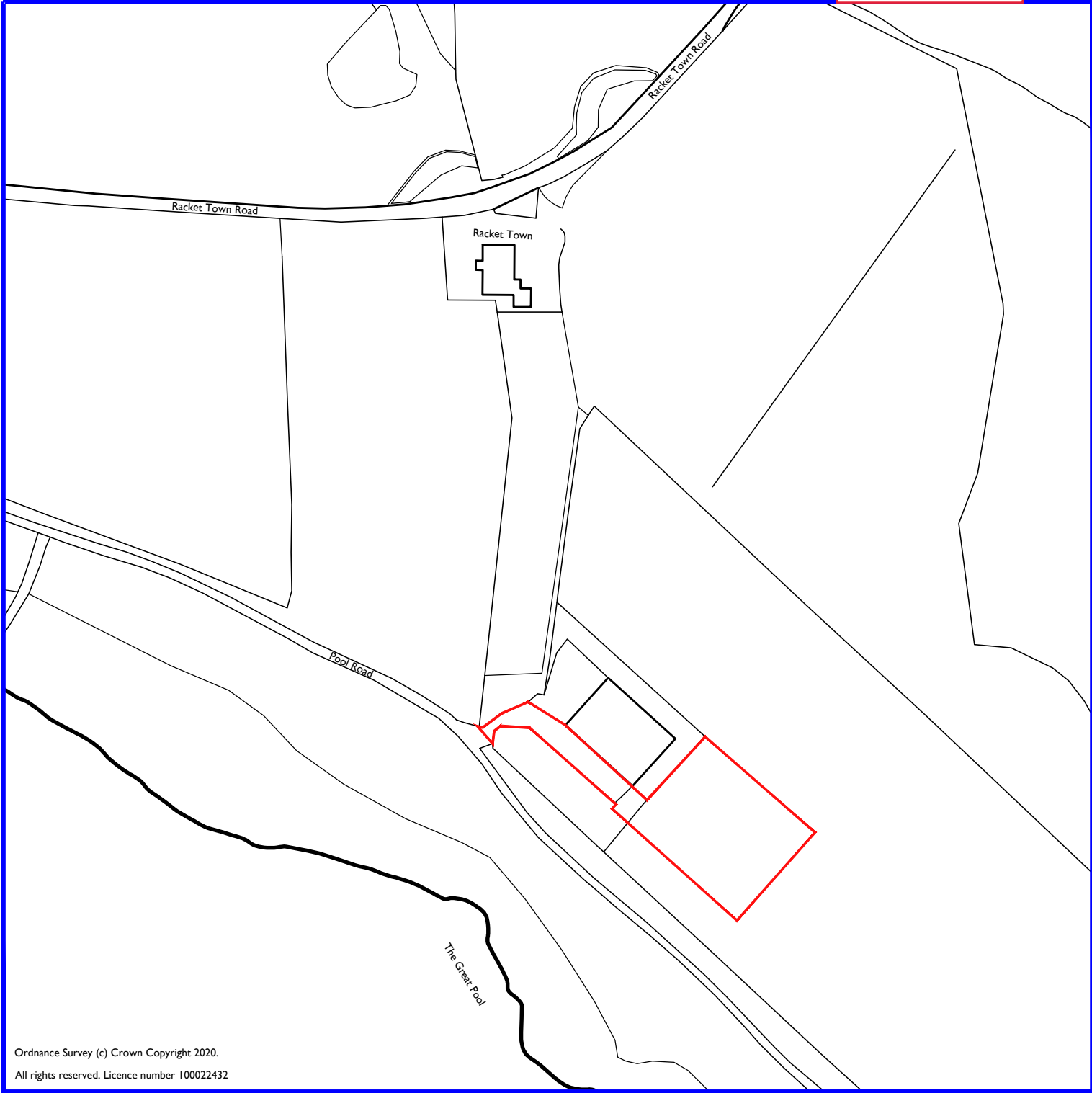
Name: _____ **Contact Telephone Number:** _____
And/or Email: _____

Print Name: _____

Signed: _____

Date: _____

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



Ordnance Survey (c) Crown Copyright 2020.
All rights reserved. Licence number 100022432

APPROVED
By Lisa Walton at 12:58 pm, Nov 24, 2021

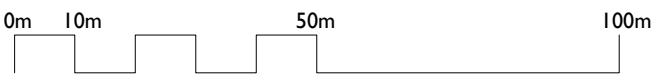
RECEIVED
By Emma Kingwell at 9:39 am, Oct 04, 2021

A	JW	NL	01.10.21	Revised Application
-	JW	NL	14.04.21	First Issue
Rev.	DR.	CHK.	Date	Notes

PROJECT TRESKO TEMPORARY ACCOMMODATION
DRAWING SITE LOCATION PLAN

DRAWING No. 4197_TA_01 A.

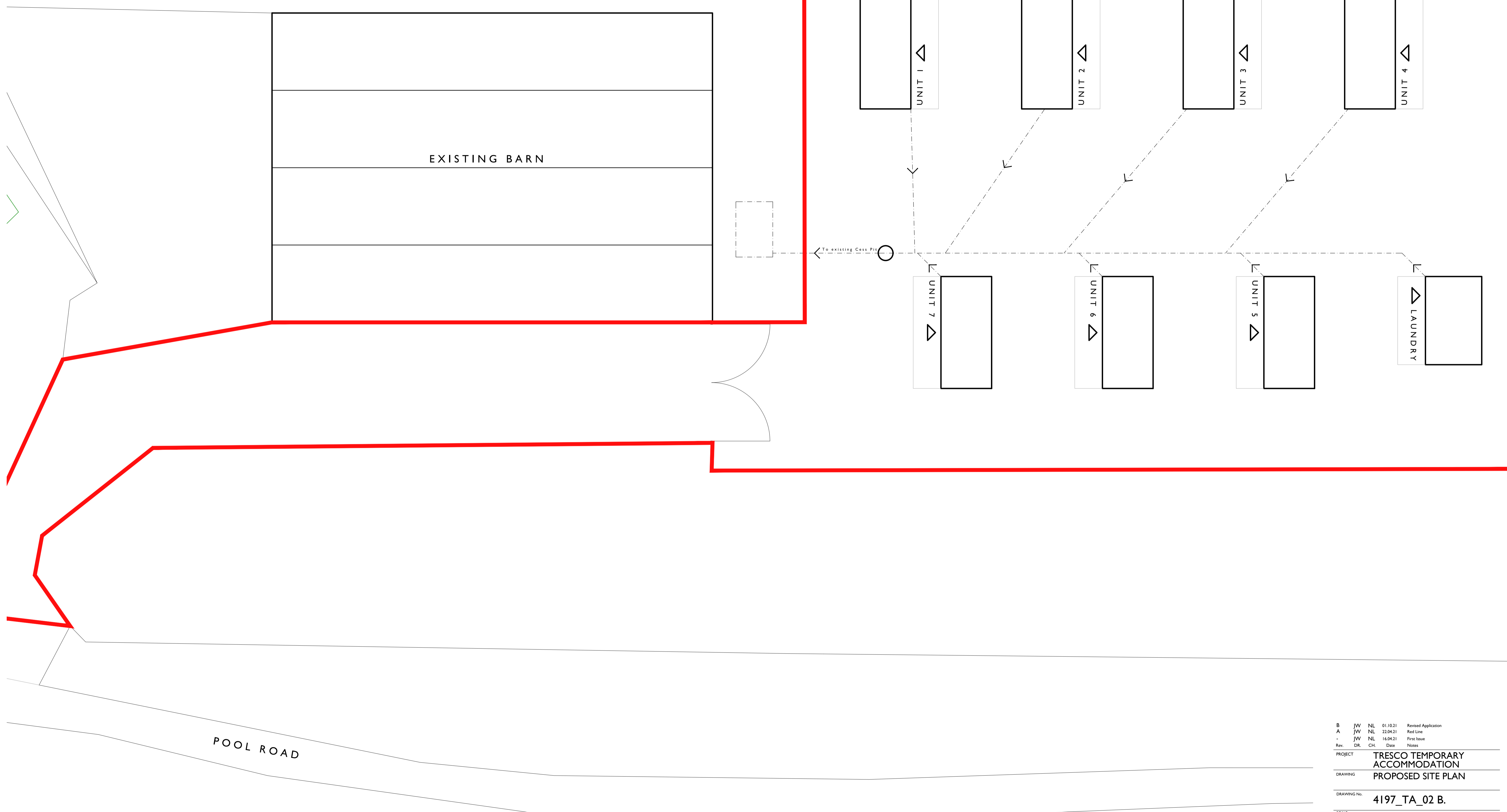
SCALE: 1:1250 @ A4 DATE: April 2021



1:1250 @ A4



**llewellyn
harker
lowe**



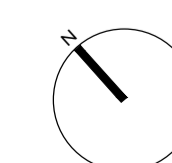
PROPOSED SITE PLAN 1:100

B	JW	NL	01.10.21	Revised Application
A	JW	NL	22.04.21	Red Line
-	JW	NL	16.04.21	First Issue
Rev.	DR.	CH.	Date	Notes

PROJECT **TRESCO TEMPORARY ACCOMMODATION**
 DRAWING **PROPOSED SITE PLAN**

DRAWING No. **4197_TA_02 B.**

SCALE: 1:100 @ A1 DATE April 2021
 1:200 @ A3



**llewellyn
harker
lowe**

Plan 3

SNOOZEPOD (SLEEPER CABIN)

RECEIVED

By Emma Kingwell at 9:39 am, Oct 04, 2021



specificationsheet



Dimensions	Security	Facilities	Sustainability	Design
<ul style="list-style-type: none"> > Length: 6062 mm > Width: 2743 mm > Height: 2486 mm > Weight: 4000kg 	<ul style="list-style-type: none"> > Anti-vandal roller shutters > UPVC windows > Security doors 	<ul style="list-style-type: none"> > 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 	<ul style="list-style-type: none"> > Insulation to IEE standards > LED, PIR lighting > Silent running > Battery monitor > Fuel gauge > Timed control generator 	<ul style="list-style-type: none"> > Flat sided steel > Wipe down wall boards > Stainless steel worktops

Moveability
<ul style="list-style-type: none"> > Corner lifting points > Forklift pockets

APPROVED
By Lisa Walton at 1:43 pm, Nov 24, 2021

LED LIGHTING	2 SLEEPS 2 PEOPLE	 WATER HEATING	 HEATING	 PORCELAIN TOILET WEAR	HIGH SECURITY	 DOUBLE SOCKETS
---------------------	-----------------------------	-------------------	-------------	---------------------------	----------------------	--------------------

RECEIVED

By Lisa Walton at 3:32 pm, Oct 28, 2021



<p>HYGIENIC</p> <p>Easy to clean</p> <p>All interior and exterior surfaces are tough, durable & wipe clean.</p>	<p>COIN OPERATED</p> <p>Washers + Dryers</p> <p>A++ energy rating. Commercial, separate washers and dryers.</p>	<p>Ecosmart technology</p> <p>Intelligent, efficient operation.</p>	 <p>Plug and play</p>	 <p>W 3048 L 4772 H 2486</p> <p>Dimensions (mm)</p>
--	--	--	--	--

APPROVED

By Lisa Walton at 1:43 pm, Nov 24, 2021

RECEIVED
By Emma Kingwell at 9:39 am, Oct 04, 2021

APPROVED
By Lisa Walton at 1:44 pm, Nov 24, 2021

4197/JW/SWMP

1st October 2021

TEMPORARY ACCOMMODATION SITE WASTE MANAGEMENT PLAN

Client:

Tresco Estate Partnership,
Tresco Estate Office,
Tresco,
Isles of Scilly,
TR24 0QQ.

Declaration

The Client will be responsible for ensuring that the contents of this document are enacted, taking all reasonable steps to make certain that;

- a) All waste from the site is dealt with in accordance with the Waste Duty of Care in Section 34 of the Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regulations Act 1991.
- b) All materials will be handled efficiently, and waste managed appropriately.

1.0 Introduction

The Site Waste Management Plan (SWMP) has been prepared for works to take place during the provision of 5 units of temporary accommodation for a period of 3 years at land adjacent to the Farmyard, Pool Road, Middle Down, Tresco, Isles of Scilly.

2.0 Definition of the Works

The scope of works that this Site Waste Management Plan is applicable to the provision of 7 units of temporary accommodation, plus an additional laundry unit for a period of 3 years at land adjacent to the Farmyard, Pool Road, Middle Down, Tresco, Isles of Scilly.

The Plan is specific to this project and has been prepared in line with DTI Guidance for Construction Contractors and Clients, and this revision has been updated in line with the estate Site Waste Management Procedures. The Head of Engineering, Services and Freight who is responsible for waste on the islands and is also responsible for the provision of the temporary accommodation will ensure a copy of the plan is kept in the Engineering office at all times and will be available for inspection to those enforcing authorities as required, whilst carrying out their duties.

A copy will be held at the company's office for a period of no less than two years. In complying with the procedure for Site Waste Management, the Client will take all reasonable steps to ensure that;

- All waste from site is dealt with in accordance with the waste 'Duty of Care' in Section 34, Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991;
- Material will be handled efficiently, and waste managed appropriately.
- Material re-use, recycling and recovery is maximised where reasonably practicable.

The Plan will be reviewed, revised and refined as necessary. Any changes will be clearly communicated to those affected. Sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

3.0 The Waste Hierarchy

1. Prevention.
2. Preparing for re-use.
3. Recycling.
4. Other recovery.
5. Disposal.

3.1 Prevention

Waste shall be minimised by careful ordering of materials to eliminate the generation of waste materials. This means that material quantities shall be checked prior to procurement. Discussion shall be had with suppliers to minimise packaging of materials. Where applicable materials shall be used in the most efficient manner to reduce the generation of waste. As this is temporary accommodation there is very little new materials barring the accommodation which will be sold on off the islands. The Pods are sealed units prefabricated on the mainland, they are formed from shipping containers. As such the external skin is essentially the 'packaging'. This approach dramatically reduces waste on site and on the island, it also minimises waste during fabrication as there is no need to over order materials to account for wastage / breakages etc. They can be moved and reused following the end of the permission.

3.2 Preparing for re-use

Surplus materials shall be set aside and stored in an orderly fashion. They shall be stored in such a way that they are protected from damage from the weather, site conditions or other detrimental factors in order to preserve their condition. A simple catalogue of surplus materials shall be kept in order to make an easy assessment of what is available on site. This catalogue or register shall be referred to prior to the ordering of any additional materials. This will only incorporate the materials for "wiring" in the Snoozepods and are very limited.

3.3 Recycling

Surplus materials that have been categorised as unsuitable for re-use shall be considered for recycling. All waste materials shall be segregated into the appropriate categories. The waste materials shall then be assessed as to whether it should be sent the islands central recycling facility, or returned to storage for future use.

3.4 Disposal

Site generated inert spoil from ground works shall be re-distributed within the development site this will be limited to simple trenching. The storage area (post completion) would be reinstated to its former condition within 6 months of the completion of the development. Aggregate/ bases would be removed and stored for reuse as hard core in in road maintenance and / or hard landscaping.

4.0 Responsibilities

Waste management responsibilities lie with Tresco Estate.

Tresco Estate Management Team:

Owner:	Robert Dorrien Smith
CEO:	Nick Halliday
Project Coordinator:	Diana Mompoloki

5.0 Waste Handling:

Waste and recycling bins will be installed to service the units. This is the collected and dealt with by the centralised waste and recycling facilities in the same manner as all other properties on the island.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉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 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.