



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	<input type="text" value="Island Fish"/>
Address line 1	<input type="text" value="Northward Road"/>
Address line 2	<input type="text" value="Norrad"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bryher"/>
Postcode	<input type="text" value="TR23 0PR"/>

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

Easting (x)	<input type="text" value="88138"/>
Northing (y)	<input type="text" value="15235"/>

Description

2. Applicant Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Amanda"/>
Surname	<input type="text" value="Pender"/>
Company name	<input type="text" value="Island Fish Ltd"/>
Address line 1	<input type="text" value="Newpark"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text" value="Bryher"/>
Town/city	<input type="text" value="Isles of Scilly"/>
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.

The aim of this development is two fold, firstly to provide Island Fish Ltd with additional workspace in terms of a small commercial preparation area dedicated solely to the picking of crab meat - removing the process from what at present is a busy commercial kitchen and secondly to put in place long term permanent accommodation for two members of staff who will help support the growth and longevity of Island Fish into the future. The accommodation that is proposed is that of a two bed wooden structure that mirrors the architecture and design of the original Island Fish building. The two developments are joined and will be in the format of one building joined to the existing Island Fish development.

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

6. Existing Use

Please describe the current use of the site

This is a new development that will be joined to the existing Island Fish building - the area in which the development is proposed is unused land that is part of the Island Fish lease - the land is currently unkept grassland/brambles and ferns.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

The land has not been built on before and is unkept land that forms part of the Island Fish lease.

When did this use end (if known)? DD/MM/YYYY

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

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:	The walls will be wooden in exactly the same style as that of Island Fish - horizontal larch cladding.

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	The roof will be in the same format as the Island Fish building - a slate roof.

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	The windows will be in the same format as Island Fish - wooden casement windows painted dove blue slightly inset to soften the visage.

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	The doors will be the same as Island Fish - wood and glass painted dove blue.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A - these are already in place as part of the Island Fish development.

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	There will be no exterior lighting apart from a night light outside the main entrance - again in the same format as that of Island Fish

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

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

IFNB1 Design & Access Statement
 IFNB2 Proposed Site Block Plan/Location Plan
 IFNB3 Proposed Roof Plan
 IFNB4 Proposed Floor Plan/East Elevation

7. Materials

IFNB 5 Proposed Elevations

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

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:

12. Biodiversity and Geological Conservation

- 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

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

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Yes to the existing Island Fish septic Tank and soak-away - the location of these facilities are marked on IFNB2 Proposed Site/Block Plan

14. Waste Storage and Collection

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

Yes No

If Yes, please provide details:

A waste storage area will be provided external to the accommodation area - this will be in the form of a small wood covered area - this can be seen on drawing IFNB4 Floor Plan/East Elevation.

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

Yes No

If Yes, please provide details:

The waste storage area will incorporate space to provide separate recycling bins - recycled waste will be taken to Bryher Waste Management site as is standard on Bryher.

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

Please select the proposed housing categories that are relevant to your proposal.

16. Residential/Dwelling Units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	1	0	0	0	1
Total	0	1	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

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

Please add details of the Use Classes and floorspace.

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.

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B2 - General industrial	0	0	17	17
Total	0	0	17	17

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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:

18. Employment

Full-time	<input type="text" value="2"/>
Part-time	<input type="text" value="2"/>
Total full-time equivalent	<input type="text" value="3.40"/>

Proposed Employees

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

Full-time	<input type="text" value="2"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text"/>

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

23. Pre-application Advice

Details of the pre-application advice received

Advice was received as regards the type of application we wished to submit, regarding flood risk assessment and the potential need or not for a archaeological survey. General guidance was also supplied on how to submit an applicaton.

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	Hugh House
Address line 1	St Mary's
Address line 2	Isles of Scilly
Town/city	
Postcode	TR210LS
Date notice served (DD/MM/YYYY)	08/10/2021

Person role

- The applicant
- The agent

Title

First name

Surname

25. Ownership Certificates and Agricultural Land Declaration

Declaration date
(DD/MM/YYYY)

08/10/2021

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)

10/10/2021