



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/21/086/FUL **Date Application Registered:** 18th October 2021

Applicant: Miss A Pender
Norrad
Bryher
Isles Of Scilly
TR23 0PR

Site address: Island Fish Norrad Bryher Isles of Scilly TR23 0PR
Proposal: Extension to provide additional workspace and two bedroom staff accommodation.

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 and Block Plan**
- **Plan 2 Floor Plan and East Elevation**
- **Plan 3 Proposed Elevations**
- **Plan 4 Proposed Roof Plan**
- **Design and Access Statement**

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 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the development, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.**
Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in accordance with Policy OE1 and OE7(7) of the Isles of Scilly Local Plan (2015-2030).
- C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**
Reason: To protect the amenities of the locality, including the amenities of 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 Bryher Community Play Park Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).
- C6 The dwelling hereby permitted, as identified with a green line on the attached plan, shall be used for staff accommodation purposes only, in connection with the business Island Fish, as identified with a yellow line on the attached plan. For the avoidance of doubt, the building hereby permitted shall not be used for any other commercial holiday letting use.**
Reason: To ensure the accommodation is retained for staff accommodation use in accordance with Policy LC4(2) of the Isles of Scilly Local Plan (2015-2030).
- C7 Prior to the first occupation of the dwellings, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.**
Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

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 2021.
- ACCESS FOR FIRE APPLIANCES:** 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 dwellinghouse. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
- BUILDING CONTROL:** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk
- 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.
6. **STANDARD BAT DISCOVERY CONDITION:** The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

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: 16th December 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 Miss A Pender

Please sign and complete this certificate.

This is to certify that decision notice: P/21/086/FUL and the accompanying conditions have been read and understood by the applicant: Miss A Pender.

1. **I/we intend to commence the development as approved:** Extension to provide additional workspace and two bedroom staff accommodation at: Island Fish Norrad Bryher Isles Of Scilly TR23 0PR **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 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.

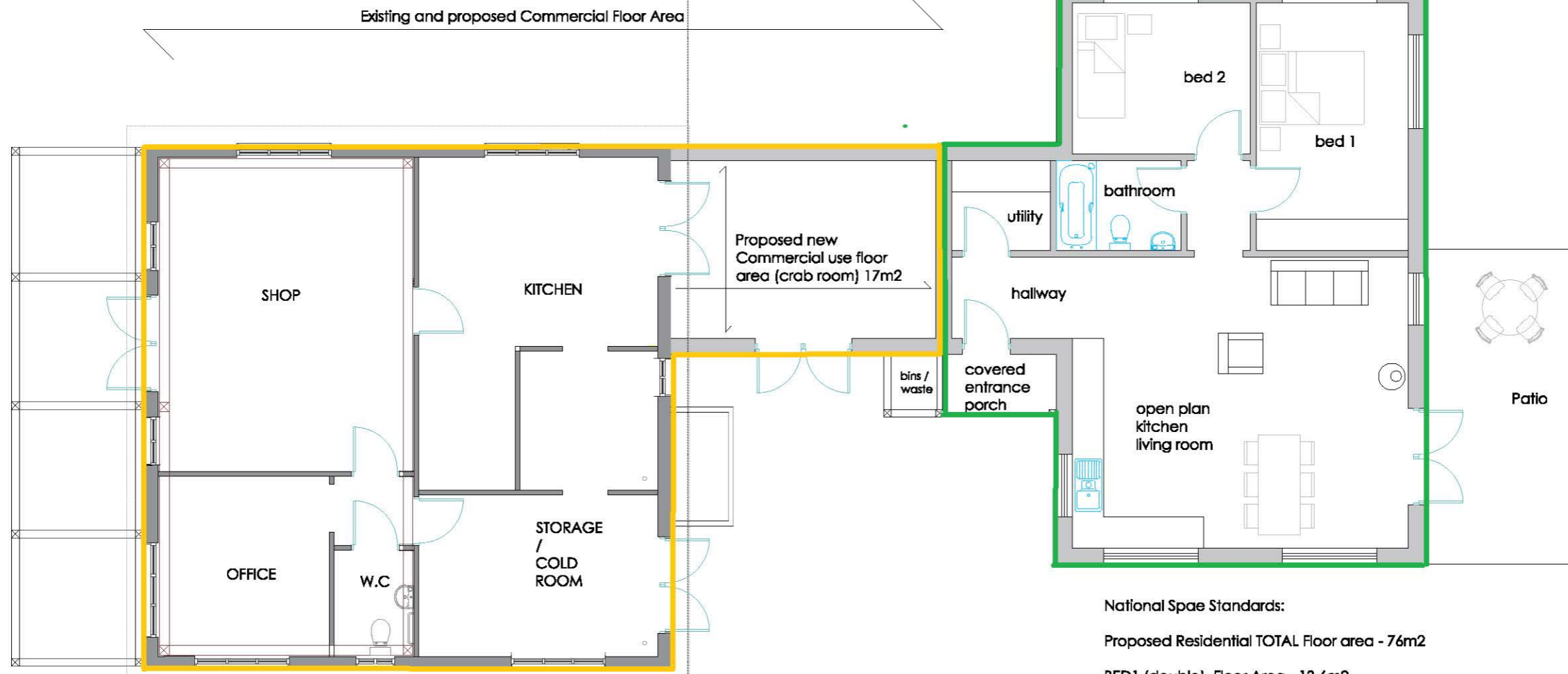
PRE-FIRST USE CONDITION(S)

C7 Prior to the first occupation of the dwellings, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of the installation of bat boxes and bird nesting opportunities

appropriate to species found on the Isles of Scilly. Appropriate local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.

P/21/086/FUL: CONDITION C6 - OCCUPANCY RESTRICTIONS

RECEIVED
By Emma Kingwell at 8:37 am, Oct 11, 2021



YELLOW - ISLAND FISH

EXISTING

GREEN - STAFF ACCOMMODATION

PROPOSED

National Spae Standards:

Proposed Residential TOTAL Floor area - 76m2

BED1 (double) Floor Area - 13.6m2

BED2 (single) Floor Area - 9.7m2



East Elevation (proposed)

Planning drawings - not to be used for fabrication or construction
Please feed back any discrepancies to Post and Beam Ltd

1:100 (On A3)



Planning

For: Island Fish Project: Staff Acc and Kitchen extension	DRAWING NO	TITLE	REV	DATE	SCALE
Island Fish Brhyer, ISles of Scilly	003	Proposed Floor Plan Proposed East Elevation	PL.A	08/10/2021	1:100 (on A3)



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.

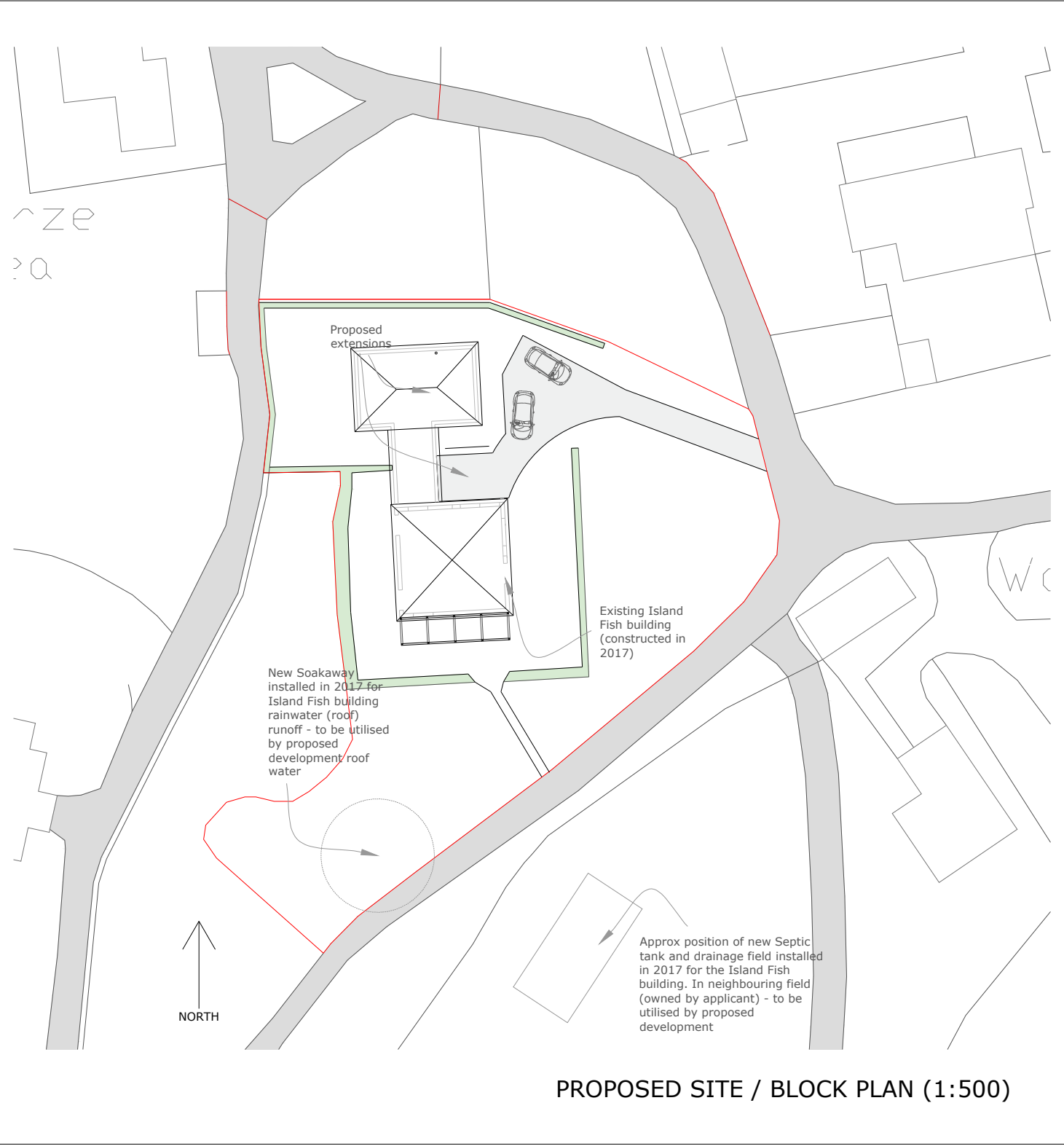
Connections to Utilities

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.

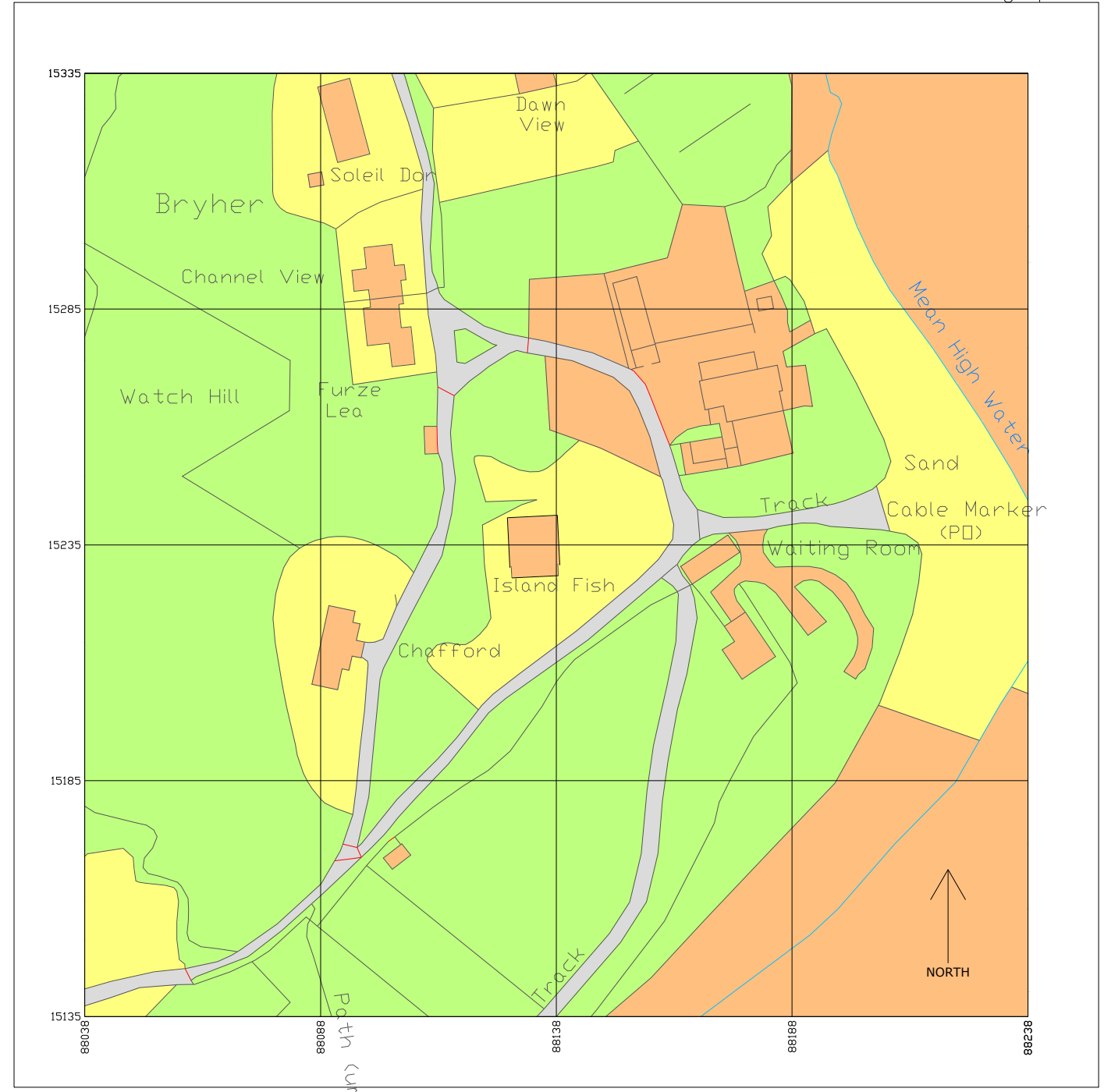
RECEIVED
By A King at 12:14 pm, Oct 18, 2021

APPROVED
By Lisa Walton at 3:24 pm, Dec 16, 2021



APPROVED
By Lisa Walton at 3:24 pm, Dec 16, 2021

01856 898 022
www.UKPlanningMaps.com



Produced on 18 October 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. This map shows the area bounded by 88038 15135,88238 15135,88238 15335,88038 15335,88038 15135. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. Crown copyright 2021. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Data licence expires 18 October 2022. Unique plan reference: v4d//704055/953019



LOCATION PLAN (1:1250)

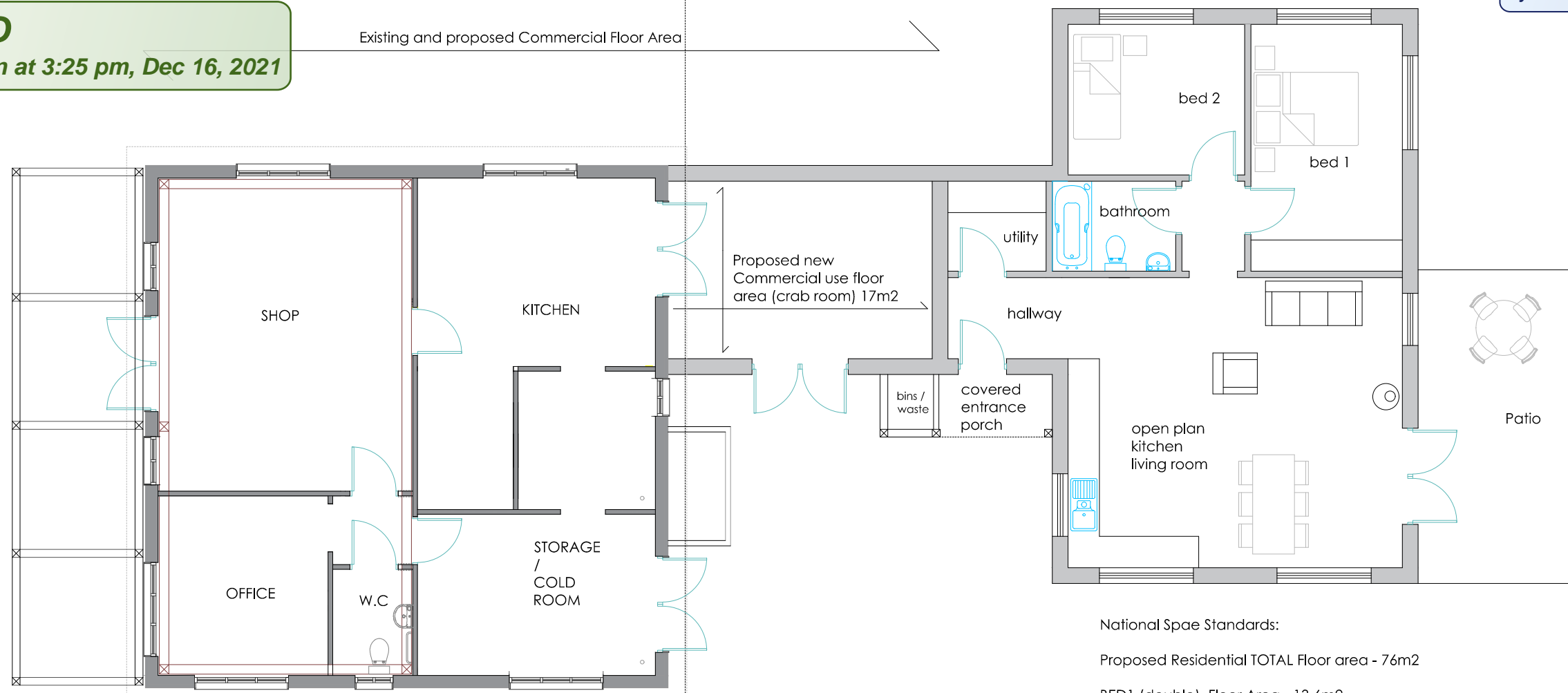
Planning drawings - not to be used for fabrication or construction
Please feed back any discrepancies to Post and Beam Ltd



Planning					
For: Island Fish Project: Staff Acc and Kitchen extension	DRAWING NO	TITLE	REV	DATE	SCALE
Island Fish Brhyer, ISles of Scilly	001	Proposed site / block and location plan	PL.A	18/10/2021	1:250 (on A3)

APPROVED
By Lisa Walton at 3:25 pm, Dec 16, 2021

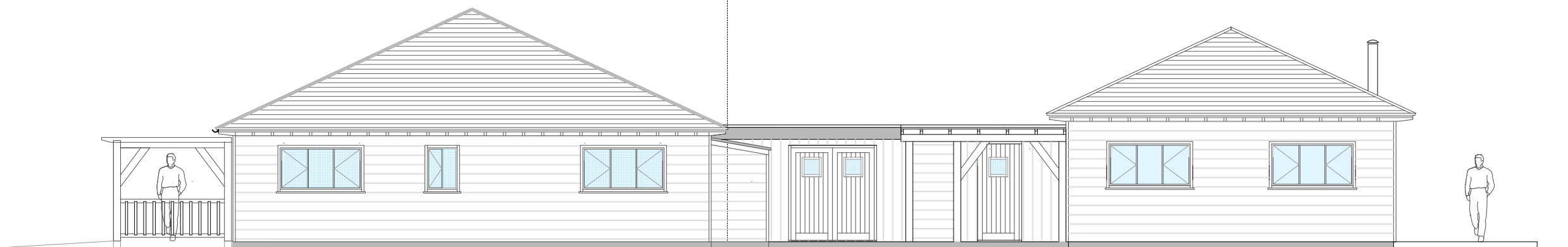
RECEIVED
By Emma Kingwell at 8:37 am, Oct 11, 2021



National Spae Standards:
Proposed Residential TOTAL Floor area - 76m2
BED1 (double) Floor Area - 13.6m2
BED2 (single) Floor Area - 9.7m2

EXISTING

PROPOSED



East Elevation (proposed)

Planning drawings - not to be used for fabrication or construction
Please feed back any discrepancies to Post and Beam ltd

1:100 (On A3)



Planning

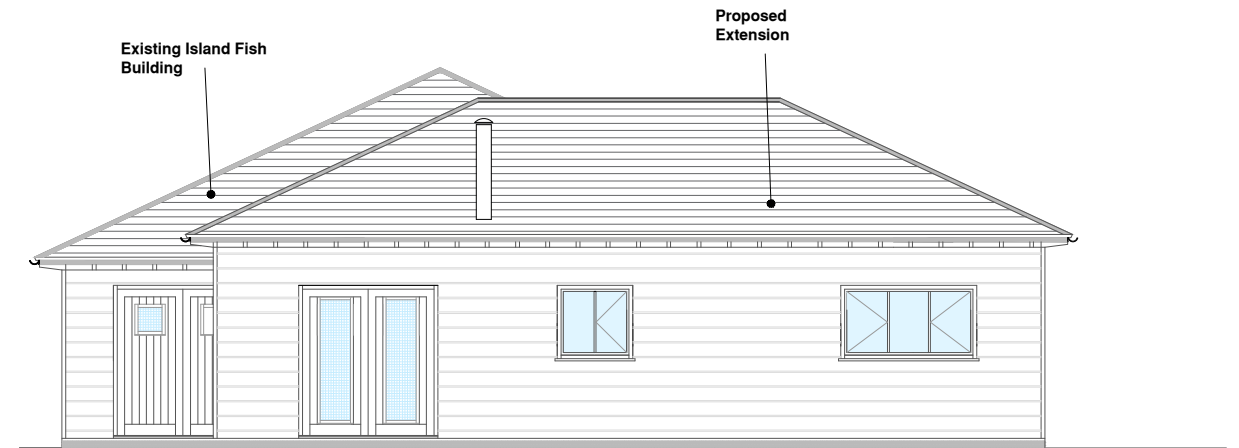
For: Island Fish Project: Staff Acc and Kitchen extension Island Fish Brhyer, ISles of Scilly	DRAWING NO	TITLE	REV	DATE	SCALE
	003	Proposed Floor Plan Proposed East Elevation	PL.A	08/10/2021	1:100 (on A3)

RECEIVED
By Emma Kingwell at 8:37 am, Oct 11, 2021

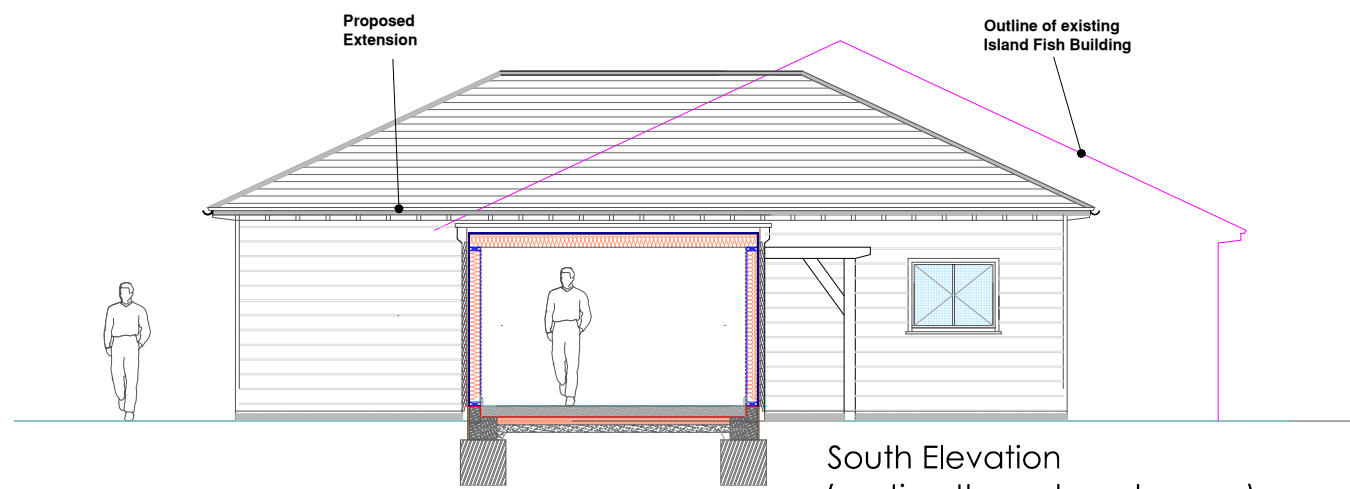
APPROVED
By Lisa Walton at 3:25 pm, Dec 16, 2021



South Elevation (proposed)



North Elevation (proposed)

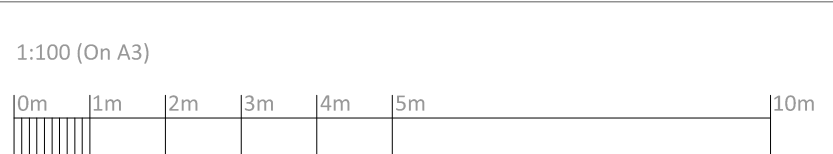


South Elevation
(section through crab room)



West Elevation (proposed)

Planning drawings - not to be used for fabrication or construction
Please feed back any discrepancies to Post and Beam ltd



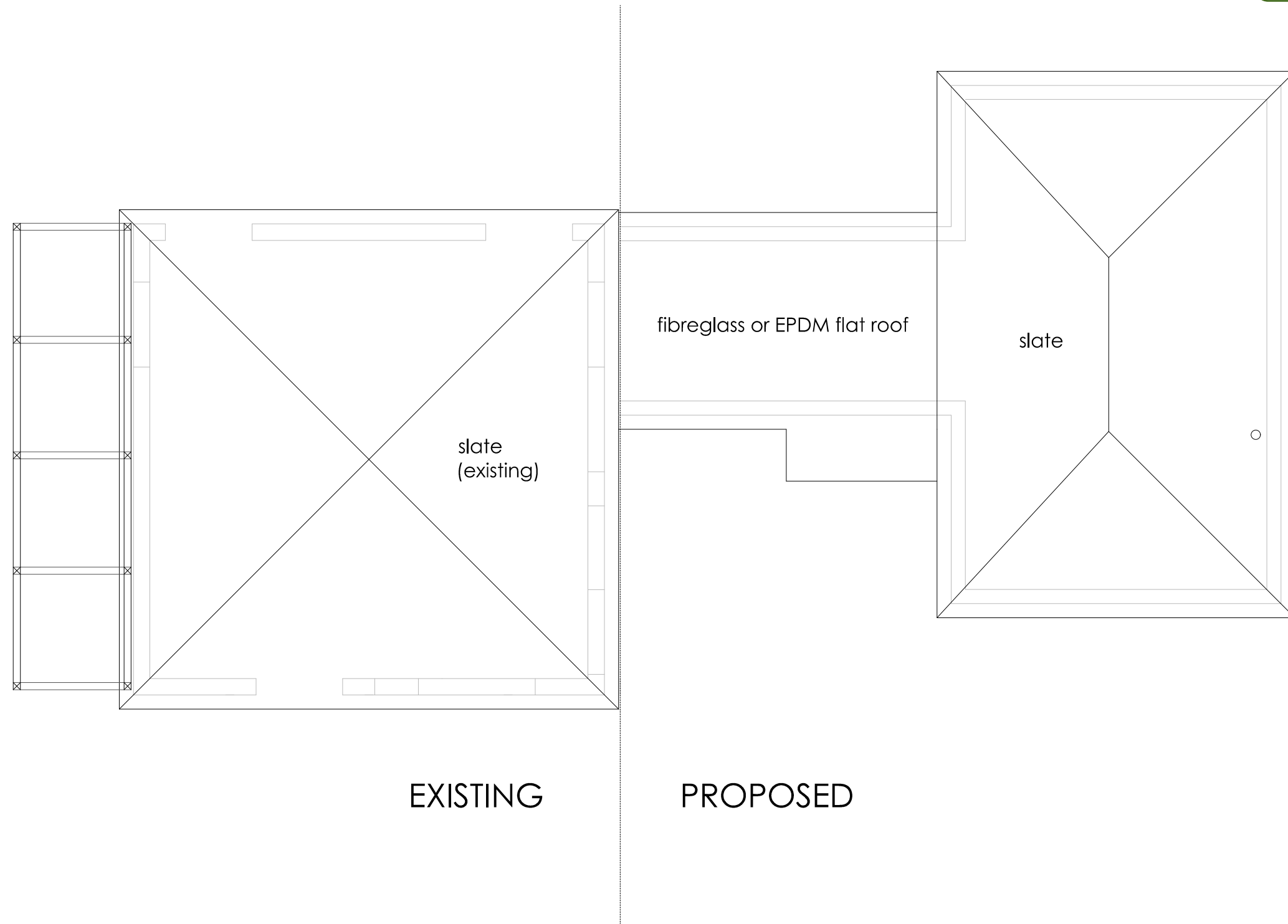
Planning					
For: Island Fish Project: Staff Acc and Kitchen extension	DRAWING NO	TITLE	REV	DATE	SCALE
Island Fish Brhyer, ISles of Scilly	004	Proposed Elevations Proposed section (flat roof)	PL.A	08/10/2021	1:100 (on A3)

RECEIVED

By Emma Kingwell at 8:36 am, Oct 11, 2021

APPROVED

By Lisa Walton at 3:25 pm, Dec 16, 2021



Planning drawings - not to be used for fabrication or construction
Please feed back any discrepancies to Post and Beam Ltd

1:100 (On A3)



Planning

For: Island Fish Project: Staff Acc and Kitchen extension	DRAWING NO	TITLE	REV	DATE	SCALE
Island Fish Brhyer, ISles of Scilly	002	Proposed Roof Plan	PL.A	08/10/2021	1:100 (on A3)

APPROVED

By Lisa Walton at 3:25 pm, Dec 16, 2021

RECEIVED

By A King at 2:42 pm, Oct 18, 2021



Design & Access Statement - Development of a Live Work Unit

Island Fish, Kenyhton, Bryher, TR23 OPR

Proposal: The development of a Live/Work Unit for Island Fish Ltd, Bryher, TR23 OPR. The applicant is Island Fish Ltd.

The Work Unit to be used for the purpose of picking and processing crab meat will be connected to the existing Island Fish development and will be a simple single storey room with a floor area of 17²m. Connected to this will be a single storey two bedroom (1 x double room, 1 x single room) residential unit to be used for the purpose of providing a home for two members of staff on a permanent full time basis. Both buildings will be wooden in structure and will emulate the architectural features of the main Island Fish building.

Background:

Island Fish Ltd based on Bryher and incorporated in 2015 currently employs 2 full time members of staff as well as 2 part time employees on a seasonal basis.

In 2018 the current Island Fish premises at Kenyhton, Bryher were completed on time and under budget providing the company with a mixed use work unit. Since that time the business has gone from strength to strength, increasing turnover and providing an ever expanding range of services on both a wholesale and retail basis for the benefit of visitors to Scilly and local residents. Of particular note is the development of a mail order service which has the benefit of significantly reducing the seasonality of the business, opening up an all year round market.

From its inception the business has been the recipient of a range of awards both regionally and nationally, including Shellfish Fisherman of the Year, Best New Business and as well as runner up in the regional Best Family Business Awards hosted by the Federation of Small Business.

Year on year the business is experiencing a significant increase in demand across its entire range of services – a demand the business cannot meet without additional manpower. In order to meet the needs of the market the business needs to be able to employ more people so it can process more shellfish and support the business across its range of services. To do this Island Fish needs to be able to provide any new employees with suitable accommodation and whilst the preferred option would be to make use of existing accommodation options within the community there simply are no available options that offer the opportunity to offer staff an all year round home. Hence after some considerable discussion the decision has been made to look at finding our own solution to this issue and to build our own accommodation.

As referred to above Island Fish is now an all year round business. As a fishing business economic activity continues throughout the year, whilst the mail order aspect of the business ensures a retail

market 12 months a year - consequently the business is in a position to provide two additional full time jobs that are all year round. As such the residential aspect of this application is for the development of a dwelling that will become a home rather than for staff accommodation – the intention is to build a dwelling that offers the opportunity for the staff of Island Fish to become members of the community of Bryher, helping to maintain a healthy demographic whilst adding to the economic and social vitality of the island.

The challenge for Island Fish will be to design and deliver a high quality building that sits well within the historic landscape but that is affordable.

In considering this application the following factors many factors have been considered, most are addressed in the Planning Validation Checklist, but key to the application are the following points:

Location – the location put forward is adjacent to, and will be attached to the current Island Fish building, and to all intents and purposes will be visually a small version of the original building, reducing the impact of the development on the landscape. The location is close to existing utilities and after discussion with the relevant utility companies can be easily and cost effectively plugged into the islands existing infrastructure framework. In addition much of the land on which the development is proposed forms part of the existing Island Fish lease with the Duchy of Cornwall. The land to be built on is not currently being utilised and any build will not have a negative impact on the existing built environment as it will be single storey with a lower roofline than that of Island Fish. The new development will not be easily visible from the south, and only partially visible from the easterly and westerly aspect. In addition this development will be small in scale, low lying and low impact on the landscape, utilising waste land, whilst avoiding ribbon development.

Design

The external design of the development proposed has been based around the need to for it to:

- Sit comfortably within the landscape and the historic character of Bryher
- Deliver on the practical need to develop a long term home for a family wanting to make life on Bryher
- To be economically deliverable
- To be able to plug easily into existing utility services

In order for the building to sit comfortably in the landscape it makes sense for the development to follow the design template of the main Island Fish building, this will help the new building to blend more easily with its immediate environment. This means utilising the following design features:

- A single storey low lying structure
- A pine structure clad in horizontal timbers of larch – similar not just to Island Fish but also the island shop and the islands community centre
- A slate roof
- Lindab Guttering
- Wooden Windows - the windows will be wood casement windows with a paint finish the same colour of that of the main island fish building. The windows will be inset in order to help 'soften' the visage of the building.
- Wooden Doors in the same style and colour as the Island Fish development
- Lighting – there will be no external lighting apart from one outdoor light to be used as required.
- Landscaping - the land surrounding the new development will be incorporated into a garden for the occupants.
- Vehicle Access – no access is required as this is already in situ

- Pedestrian access – this is already in situ.

Internally the accommodation aspect of the development will consist of a utility room, bathroom, 1 x double bedroom, 1 x single bedroom and an open plan kitchen/living room. The main access door will be located alongside the new crab picking area. A second entrance/exit will be via the kitchen/living room leading out onto what will be a small patio area facing north. The new Work Room – the crab picking room will be a simple small area that will feature a sink and stainless steel tables only. Externally this aspect of the new building will be attached to Island Fish via the rear doors on the north side of the building (the westward rear doors), connecting into the eaves of Island Fish taking in 4 metres of the eaves, under one eighth of the total eaves length. This should not impact on any potential bat activity. A survey in 2017 found no evidence of bats roosting in the vicinity and in subsequent years no evidence of bats has been found in the eaves of Island Fish – please see accompanying images.



Rear doors of Island Fish where the Work Room will be attached



Roofline where the new Work Room will be connected to Island Fish



The eaves of Island Fish



Proposed site of Accommodation aspect of build



Proposed area for new Work Room

Sustainable Design Measures

The development proposed will be located for the most part within the curtilage of the existing Island Fish land, reducing the need to build on additional land – the land to be utilised is currently unkempt.

In order to keep energy usage to a minimum the building will be heavily insulated, making use of a range of new timber frame building methods to reduce the need for high energy consumption. It is the intention to put a wood burner into the building in order to reduce any need to rely on fossil fuels or excess power usage. Windows in the eastern aspect of the main living area and the patio doors which will be mainly glass will also help the building to make the most of both natural light and heat from the sun. We have decided against solar panels at this point in time because of the initial expense involved and the logistics involved – this is not to say that these may not be installed at a later date but at this point in time a decision has been made to look at design features that can reduce the need for energy in the first instance.

Water usage will be kept to a minimum by utilising the following design features – a low flush toilet, and aerated taps. Rain water will be collected from the roof and will be stored in a water butt for usage in the garden. All appliances purchased will be low energy rated 5 star or better. Island Fish believes that even small things can make a difference, as such a bat box will be installed on the property, as will a bird table and a washing line to encourage against the use of a tumble dryer

Site Waste Management Plan

Having already successfully completed one build project Island Fish has a good understanding of what is required to manage the waste associated with a build project – it is the intention to utilise the same methodology as during the previous construction work – that is to complete the work in three stages:

Stage 1 – Groundworks – all aggregate/concrete etc. will be brought to site as required, any leftover material will be stored in the dedicated island compound for build materials. Any waste materials that cannot be reused will be dealt with as per the local authority's trade waste directives.

Stage 2 – Timber Frame - it is anticipated that work on the timber frame will be undertaken on the mainland and brought to the island in panels already prepared, this we have found is most efficient way of managing this process and of course it means that there is virtually zero waste materials to be disposed of.

Stage 3 – Fitting Out – any waste materials will be dealt with according to the waste management directives of the CloS.

It should be noted that this build should create very little waste and that the builders to be used by Island Fish are experienced in how best to deal successfully with waste materials –

Upon completion the final build will have a dedicated area for the storage of a range of outdoor waste recycling bins – the contents of these bins will be disposed of at the islands waste management facility in accordance with the islands recycling programme.

Affordable Housing Statement

The development of the residential aspect of the building is to meet a special local need in terms of staffing to support the economic growth and vitality of an existing and successful island industry that is embedded within the cultural traditions of Scilly. The sole reason for the development of this dwelling is to meet an established need – that of supporting Island Fish in its economic activity. The occupants of the dwelling will need to work for Island Fish. Island Fish Ltd supports any conditions that ties the new dwelling to that of the economic activity of Island Fish. As regards the affordability of the accommodation provided this will be offered at a reduced market rate- specifically that of offsetting

over a 21 year period any build costs associated with the development. It is important to note Island Fish does not see this development as profit making in terms of rent or a capital asset as any asset will revert back to the Duchy of Cornwall in the fullness of time – this is about providing a dwelling for staff who will assist in the economic growth of Island Fish Ltd.

Specific Local Need

The Local Plan 2015 – 2015 recognises that the islands face challenges in terms of both appropriate workspace and a readily available skilled workforce, making provision for both within the Local Plan and specifically under Planning Policies WC1 and LC4.

In relation to the development of suitable workspace WC1 states, *Development proposals that strengthen, enhance and diversify the islands' economy will be supported where they are appropriately designed, scaled and located, in accordance with other policies in the Local Plan.* Similarly the development of suitable accommodation to meet the economic needs of the islands is prescribed within Policy LC4, *'additional staff accommodation may be required for businesses or organisations. Such accommodation could comprise small-scale seasonal workers' accommodation to meet the particular needs of agriculture, fishing or tourism, as well as a range of longer-term accommodation for businesses and organisations that require staff to relocate to the islands on a permanent or semi-permanent basis. Longer-term staff accommodation may need to cater for families'.*

The Island Fish application for the development of Live Work Space adjacent to this existing Island Fish building falls firmly within the remit of these two approved Planning Policies.

Archaeological Assessment

Whilst this application does involve some trenching and some land disturbance, Island Fish is making the case that an archaeological assessment is not needed in this case as a full archaeological assessment was completed for the development of the Island Fish building and nothing was found – this building is a direct continuation of this original build – the original Island Fish Archaeological Assessment is already in the possession of the Planning Department of the CloS.

Infrastructure Impact Assessment:

This application is for the development of a small crab picking room and that of a two bedroom dwelling. The impact of the application on existing utilities will be minimal. Discussions have been held with Western Power and there is no apparent issue with connecting to the current power supply.

As regards water consumption, the addition of an extra two bedroom dwelling on Bryher will have a small effect on the islands available water supply, however this will be offset as far as possible by utilising water saving devices and in rainwater harvesting. In addition Bryher has seen the loss in recent years of permanent all year round accommodation, this loss will help to offset any increase in demand from the new dwelling proposed. Sewage – and Waste Water from this new development will be dealt with by plugging into the existing Island Fish Septic Tank and Soakaway. Waste issues have been dealt with elsewhere in this application.

Access

The proposed development will be accessed in the following way;

- Work Room – this room will be accessed internally via Island Fish as it will form part of the work environment. However it will also be accessed externally via a door to the south, this door will be accessed via the existing concrete access route.
- Accommodation – the building will be accessed via an existing concrete access route.

Drainage/Sewerage

It is the intention to plug into the existing Island Fish facilities in relation to the drainage of surface water and that of sewerage – this helps to reduce the cost of the build as well as any disturbance of the land re digging a new septic tank. A plan of the current septic tank and soakaway can be seen on drawing IFNB2 Proposed Site Block Plan.

Landscaping

This development will take in unkempt land, the intention post development is not to landscape the land around the development but rather to incorporate a small amount of the surrounding area into a small patio area to be site outside the patio doors that face to the north.

Summary

This application is a proposal by Island Fish Ltd to put in place the building blocks for growth and to answer the immediate challenge facing the majority of businesses on the Isles of Scilly that of accommodation for staff – we are looking to do this in the most sympathetic manner possible in terms of the environment both natural and built but whilst by necessity having to deliver a cost effective project in a challenging environment