



## COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

### PERMISSION FOR DEVELOPMENT

Application No:	P/21/104/ROV	Date Application Registered:	3rd December 2021
Applicant:	Mr Mark Wright The Store 21 Porthmellon Industrial Estate Porth Mellon St Mary's Isles of Scilly TR21 0JY	Agent:	Mr Michael Bradbury Studio St.Ives 4 Gabriel Street St. Ives TR26 2LU

**Site address:** The Store 21 Porthmellon Industrial Estate Porth Mellon St Mary's Isles of Scilly  
**Proposal:** Variation of condition 2 (approved plans) of planning permission P/19/064/FUL: (Change of use of ground floor storage area (use class B8) to extend retail area (use class A1), conversion of part of first floor apartment into staff flat including small extension, construction of entrance canopy, construction of new storage shed (use class B8), minor alterations and regularisation of creation of balcony, roof terrace, lobby and office) to enable an extended entrance canopy to be constructed to provide shelter and weather protection.

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:**

- Amended Proposed First Floor Plan, Drawing No: 1977-P07, Rev B, dated Sept 2019, date stamped 28/11/2019;
- Location and Block Plan, Drawing No: 1977-P01, Rev A, Dated July 2019, date stamped 10/10/2019.
- New Storage Shed, Drawing No: 1977-P10, dated October 2019, date stamped 10/10/2019
- ~~Proposed Elevations, Drawing No: 1977-P09, Dated July 219, date stamped 02/10/2019~~
- **Proposed Elevations, Drawing No: P1977B-P05, Dated Nov 2021**
- New Storage Shed Plans, Drawing No: 1977-P11, Dated October 2019, date stamped 10/10/2019
- Regularisation Plan (FF), Drawing No: 1977-P13, dated September 2019, date stamped 09/10/2019

- Regularisation Plan (GF), Drawing No: 1977-P12, dated July 2019, date stamped 09/10/2019
- ~~Proposed Ground Floor Plan, Drawing No: 1977-P06 Rev B, dated July 2019 and Date Stamped 03/03/2020~~
- **Proposed Ground Floor Plan, Drawing No: 1977B-P04, Dated Nov 2021**
- ~~Proposed Site Plan, Drawing No: 1977-P08 Rev E, dated September 2019 and Date Stamped 03/03/2020~~
- **Proposed Site Plan, Drawing No: 1977B-P03, Dated Nov 2021**
- Proposed Circulate Plan, Drawing No: 1977-P15, dated March 2020 and Date Stamped 03/03/2020
- Parking Management Statement, Date Stamped 06/03/2020
- Proposed Telegraph Road Pedestrian Entrance Detail, Drawing No: 1977-P16, Date Stamped 06/03/2020

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 1 of the Isles of Scilly Local Plan 2005.

#### **PRE-FIRST USE CONDITION – LAYING OUT OF CAR PARKING**

- C3** Prior to the first use of the extended A1 retail unit, hereby approved, the new customer car parking, the surfacing and laying out of car parking spaces, cycle parking and access for pedestrians and the boundary wall to Telegraph Road shall be fully constructed and laid out as approved. The approved access and car parking layout shall be retained for customer car parking and customer and staff bicycle parking which shall be retained as approved thereafter.

Reason: The proposal results in an intensification in use of this site and improvements to car parking arrangements are required to ensure that vehicles can turn and leave the site in forward gear and that there is sufficient off-road car parking and manoeuvring space, in the interests of highway safety. In accordance with emerging Policy SS10 of the submission Draft Isles of Scilly Local Plan (2015-2030) and Paragraph 108 of the National Planning Policy Framework (2019).

#### **RESTRICTIONS ON NEW PEDESTRIAN GATE ON TO TELEGRAPH ROAD**

- C4** The gate on the pedestrian access on to Telegraph Road, shown on drawing number Drawing No: 1977-P16 (Proposed Telegraph Road Pedestrian Entrance Detail) shall be kept locked at all times when The Store is closed.

Reason: To prevent the over-intensive use of the pedestrian route as a short-cut to the industrial estate, and in the interests of highway safety.

#### **RESTRICTION OF TELEGRAPH ROAD EXISTING CAR PARK**

- C5** The existing access on to Telegraph Road shall be restricted in use to that permitted under P/14/032, Condition 6, which restricts this for the purposes of loading and unloading only. The parking of vehicles in connection with the loading and unloading of goods and deliveries shall be restricted to those connected with the retail use of 'The Store'.

Reason: The proposal results in an intensification in use of this site and restrictions on this entrance are required due to the substandard nature of the visibility splays and to ensure that the proposal does not result in obstructions to the highway through increases in use. In accordance with emerging Policy SS10 of the submission Draft Isles of Scilly Local Plan (2015-2030) and Paragraph 108 of the National Planning Policy Framework (2019).

#### **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS – External Illumination**

- C6** 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 floodlights or other forms of 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 Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

#### **PRE COMMENCEMENT CONDITION — Submission of Biodiversity Enhancement Measures**

**C7** ~~Prior to the first use of the retail unit, 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 any new landscaping, where required, to comprise native species from sustainable sources, the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. The approved details shall be installed for the first full season, following the completion of the development and be retained as approved thereafter.~~

Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policies SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan 2015-2030. **Already discharged**

#### **PRE COMMENCEMENT CONDITION — Submission of Site Waste Management Plan**

**C8** ~~Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.~~

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policy SS2(2) and Policy OE6 of the submission draft Isles of Scilly Local Plan (20015-2030). **Already discharged**

#### **PRE COMMENCEMENT CONDITION — Submission of Sustainable Design Measures**

**C9** ~~Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.~~

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS1(b) and SS2(k) of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the islands carbon footprint and reduce energy and water demands. **Already discharged**

#### **Accommodation Occupancy Restrictions**

**C10** Both the units of accommodation, including the alteration of the existing accommodation and creation of a second unit of accommodation, including the regularisation of external balcony on the south east elevation and roof terrace, hereby approved, shall be restricted in occupation to persons employed as staff in connection with the use of unit 21 Porthmellon Industrial Estate.

Reason: To ensure that the accommodation hereby permitted is occupied only by a person or persons employed as staff on the site in accordance with Policy 3 the adopted Isles of Scilly Local Plan 2005 and Policy LC4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

#### **RESTRICTIONS ON USE**

**C11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the A1 premises hereby permitted shall not be extended or altered in any way, including the provision of a mezzanine floor, without the prior approval in writing of Local Planning Authority.

Reason: To control a more intensive use of the premises which may adversely affect the character and amenities of this location within the Islands, including highway safety.

#### **REMOVAL OF PERMITTED CHANGES OF USE**

- C12** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the mixed use premises hereby permitted, comprising A1 retail at ground floor of the main building (marked by a red line on the attached plan), C3 staff accommodation (marked by a blue line of the attached plan R1 and R2), an ancillary office to the A1 retail (marked by a green line on the attached plan) at first floor and a B8 storage building (marked by a yellow line on the attached plan) shall not be extended or altered in any way, including any other permitted changes within the Town and Country Planning (Use Classes) Order 1987 (As Amended) without the prior approval in writing of Local Planning Authority.

Reason: To control a more intensive use of the premises which may adversely affect the character and amenities of this location, including the viability of the industrial estate and highway safety.

**~~PRE COMMENCEMENT CONDITION – Submission of Colour finish of the storage shed.~~**

- ~~C13~~** ~~Notwithstanding the details submitted, prior to its construction, the colour finish of the New Storage Shed, Drawing No: 1977-P10, shall be submitted to and approved in writing by the Local Planning Authority. The colour finish shall be applied to the building, prior to its first use, and shall be retained as such thereafter.~~

~~Reason: To ensure the amenities of adjoining land and premises are not adversely affected by the storage building and the building is in keeping with the character and appearance of the area.~~

Already discharged

**~~PRE COMMENCEMENT CONDITION – Submission of Sewage Minimisation Measures~~**

- ~~C14~~** ~~Prior to the commencement of the development hereby permitted a detailed scheme of measures to minimise pressure on the public sewage network, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed as approved prior to the A1 retail store coming into first use and staff accommodation being first occupied and be retained as such thereafter.~~

~~Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS6 of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the sewage network.~~ Already discharged

## Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. 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.
3. 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). The fee is payable for each individual request made to the Local Planning Authority.
4. 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](mailto:buildingcontrol@cornwall.gov.uk)

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:** 28th January 2022



# 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 Mark Wright

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/104/ROV and the accompanying conditions have been read and understood by the applicant: Mr Mark Wright.

1. **I/we intend to commence the development as approved:** Variation of condition 2 (approved plans) of planning permission P/19/064/FUL: (Change of use of ground floor storage area (use class B8) to extend retail area (use class A1), conversion of part of first floor apartment into staff flat including small extension, construction of entrance canopy, construction of new storage shed (use class B8), minor alterations and regularisation of creation of balcony, roof terrace, lobby and office) to enable an extended entrance canopy to be constructed to provide shelter and weather protection at: The Store 21 Porthmellon Industrial Estate Porth Mellon St Mary's Isles Of Scilly **on:** .....
2. ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
3. ~~I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** ..... **Contact Telephone Number:** .....  
**and/or Email:** .....

Print Name: .....

Signed: .....

Date: .....





# COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto: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](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall Council  
Pydar House  
Pydar Street  
Truro  
Cornwall  
TR1 1XU

### **Registering/Altering Addresses**

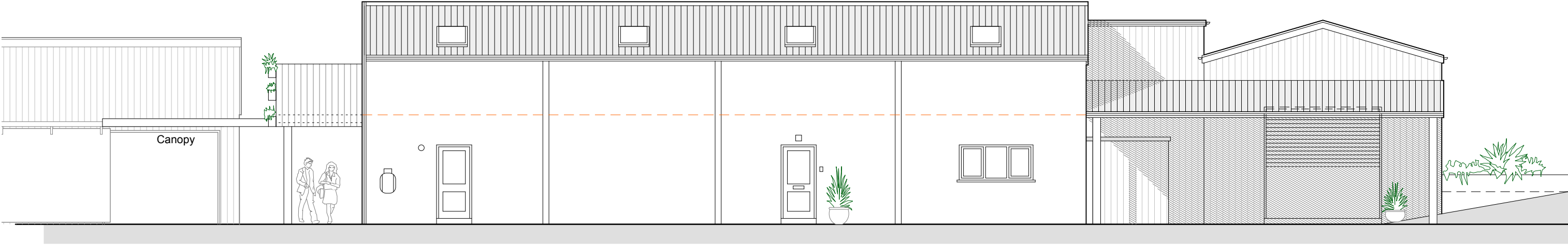
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

### **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.

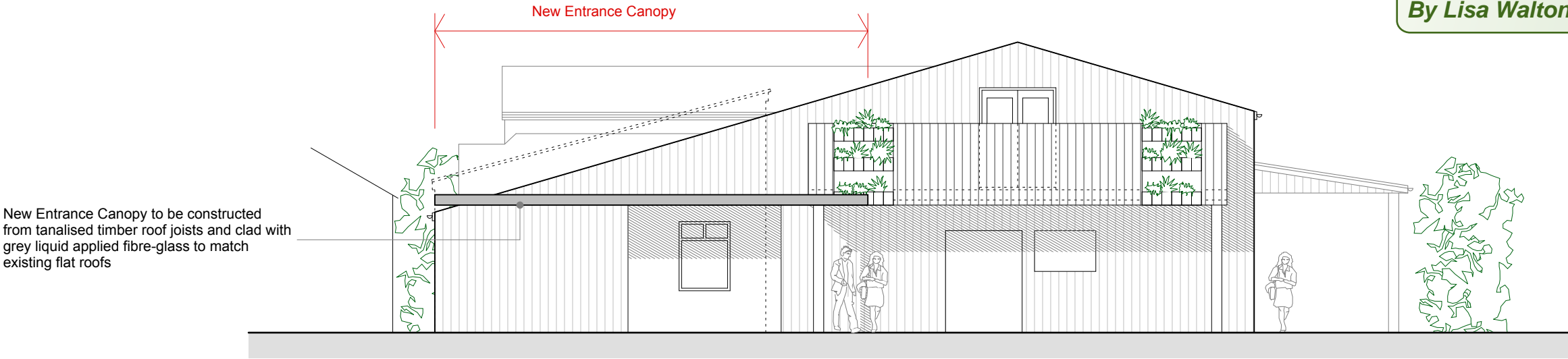




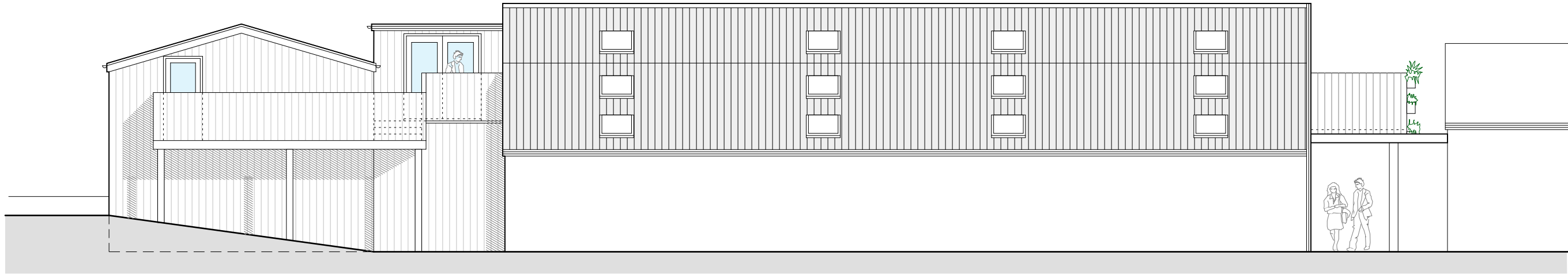
North East Elevation

APPROVED

By Lisa Walton at 5:01 pm, Jan 28, 2022



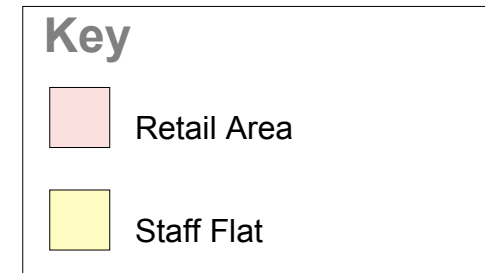
South East Elevation



South West Elevation

NOTES	
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4	NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.
AMENDMENTS	
PLANNING	
Studio St Ives 4 Gabriel Street St Ives TR26 2LU 01736 798427	
MIKE BRADBURY DESIGN	
JOB	
New Entrance Canopy at The Store, Porthmellon Industrial Estate St Mary's, Isles of Scilly for Wright Construction	
TITLE	
Proposed Elevations	
DRNG. NO.	REVISION
1977B-P05	
SCALE	DATE
1:50@A1 1:100@A3	Nov 2021
OFFICE USE / PRE-ISSUE	

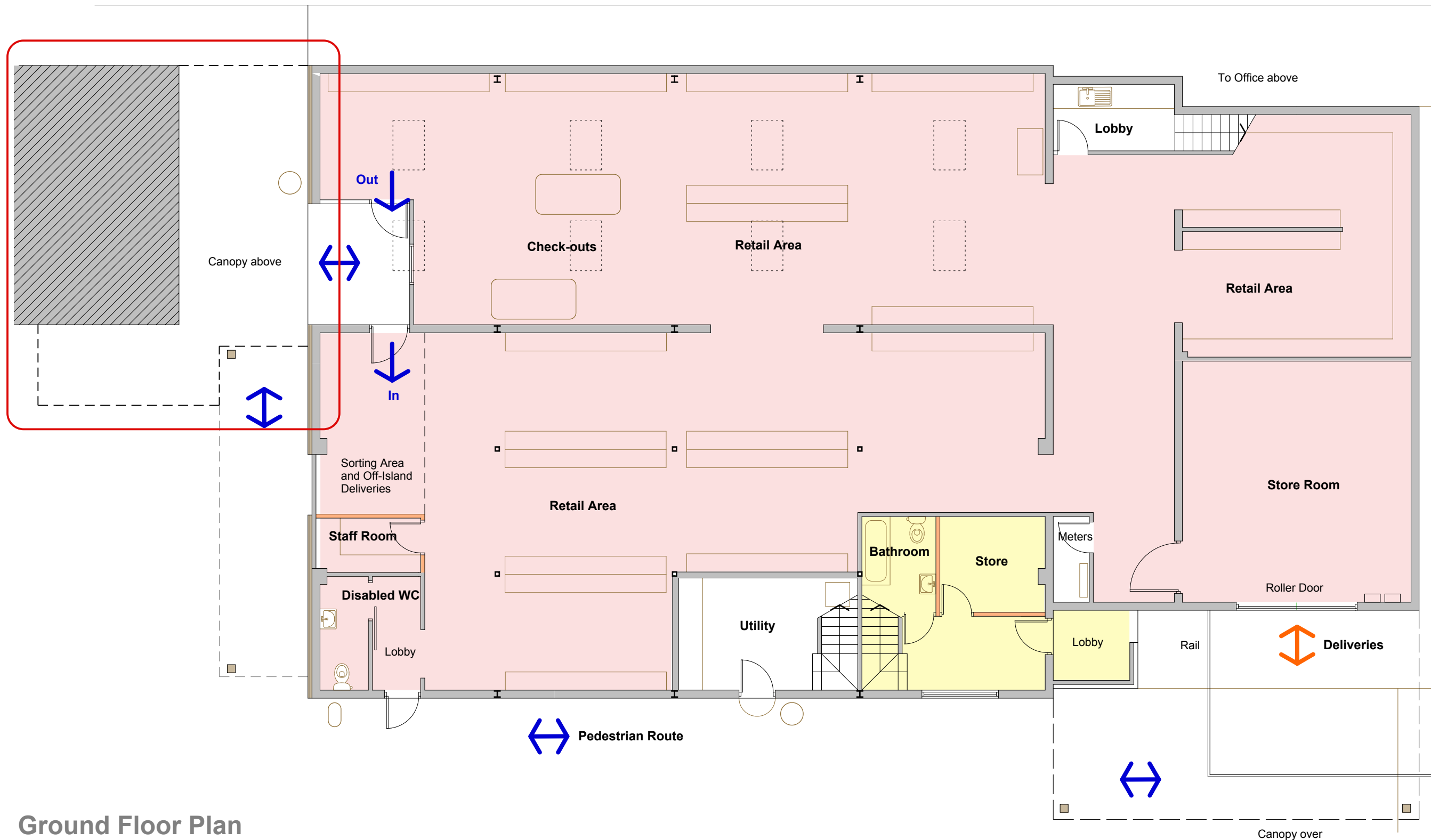
*By Olivia.Rickman at 3:32 pm, Dec 02, 2021*




## NOTES

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## AMENDMENTS




Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427



**MIKE BRADBURY  
DESIGN**





**New Entrance Canopy at  
The Store,  
Porthmellon Industrial Estate  
St Mary's, Isles of Scilly  
for  
Wright Construction**

TITLE  
**Proposed Ground Floor Plan**

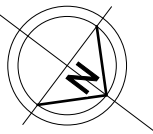
DRNG. NO.	REVISION
1977B-P04	

SCALE	DATE
1:50@A1	
1:100@A3	Nov 2021
OFFICE USE / PRE-ISSUE	

**APPROVED**  
By Lisa Walton at 5:04 pm, Jan 28, 2022

## Ground Floor Plan





Porthmellon Industrial Estate

Phoenix Art Studio

Storage Shed

Canopy

Parking

Existing Entrance Gate

Existing Parking

Pedestrian access

Telegraph Road

**RECEIVED**

By Olivia.Rickman at 3:33 pm, Dec 02, 2021

**APPROVED**

By Lisa Walton at 5:22 pm, Jan 28, 2022

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#### AMENDMENTS

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427



**MIKE BRADBURY  
DESIGN**

JOB

**New Entrance Canopy at  
The Store,  
Porthmellon Industrial Estate  
St Mary's, Isles of Scilly  
for  
Wright Construction**

TITLE

**Proposed Site Plan**

DRNG. NO.

**1977B-P03**

REVISION

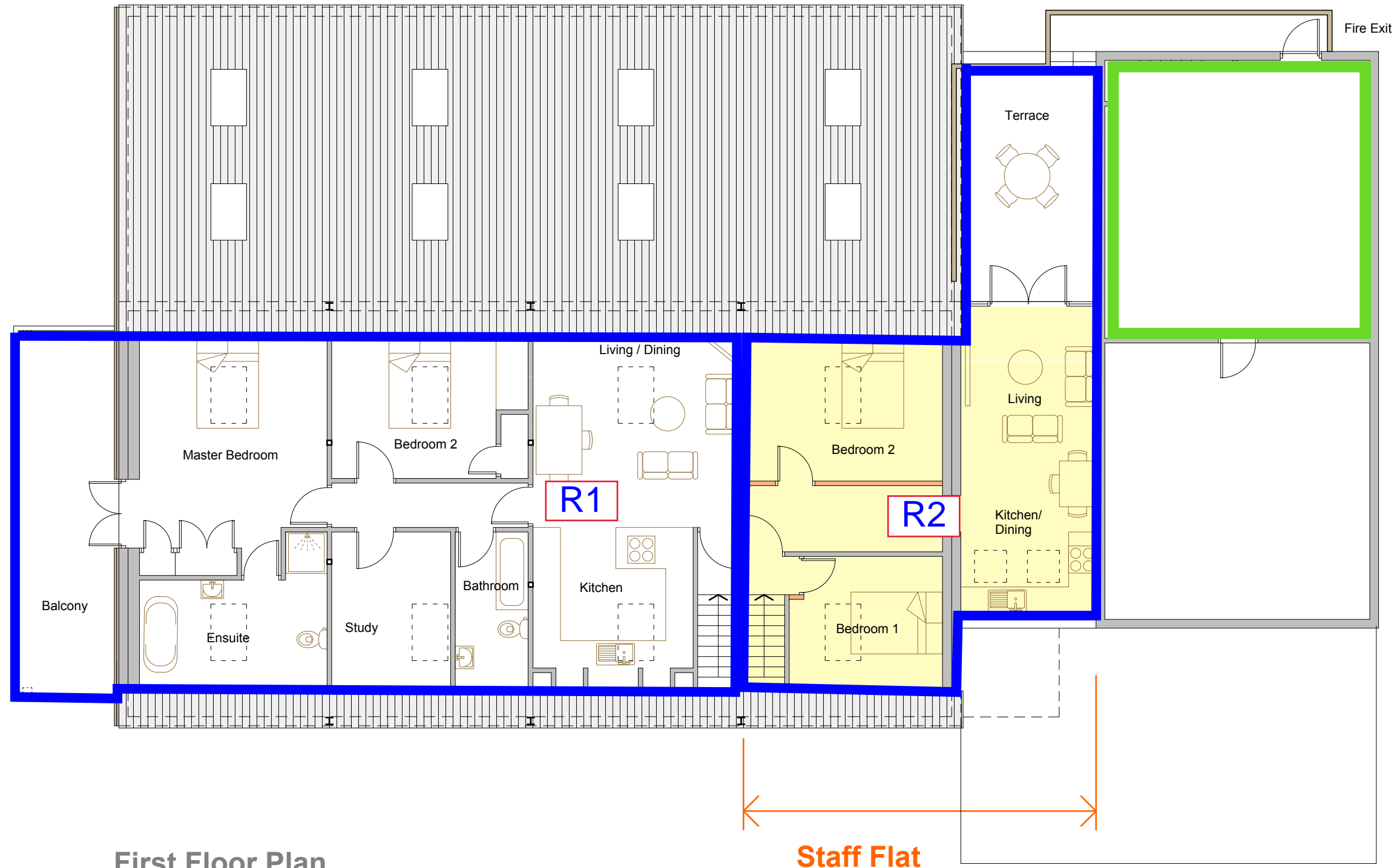
SCALE

**1:100@A1  
1:200@A3**

DATE

**Nov 2021**

OFFICE USE / PRE-ISSUE



First Floor Plan

0m 5m 10m

Staff Flat

**APPROVED**  
By Lisa Walton at 8:24 pm, Mar 27, 2020

NOTES

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AMENDMENTS

A Kitchen relocated to first floor of staff flat.  
09.10.19

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB

**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
Wright Construction

TITLE

**Proposed First Floor Plan**

DRNG. NO.	REVISION
<b>1977-P07</b>	<b>A</b>

SCALE	DATE
<b>1:50@A1 1:100@A3</b>	<b>Sept 2019</b>

OFFICE USE / PRE-ISSUE

Key

Retail Area

Staff Flat

REVISED

10:13 am, Mar 03, 2020

- NOTES
- 1

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- 2
- DO NOT SCALE OFF THIS DRAWING

3

4

AMENDMENTS

- A
- Alterations to ground floor staff flat layout.
- 
- 09.10.19

B

PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

MIKE BRADBURY  
DESIGN

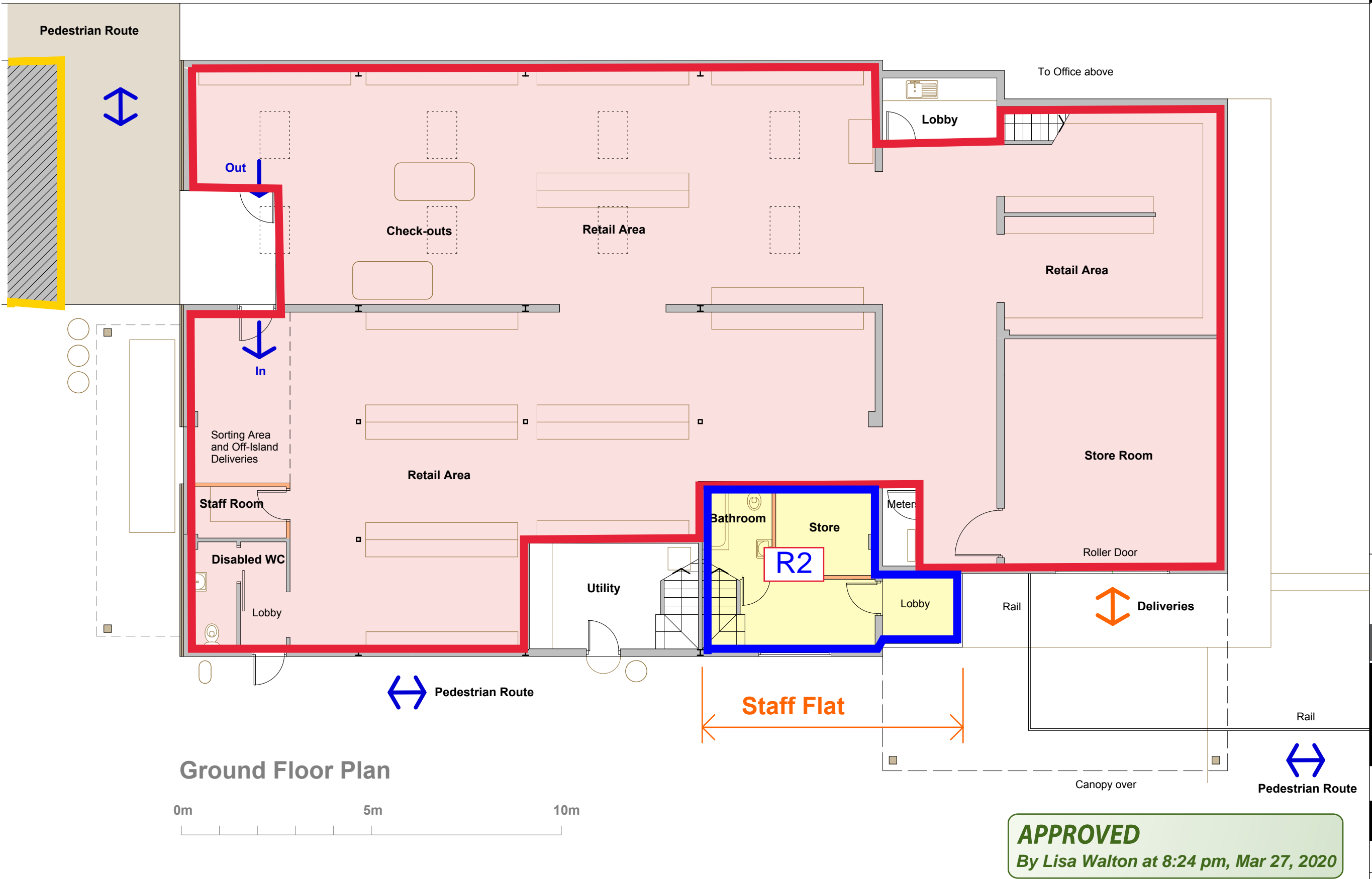
PZ

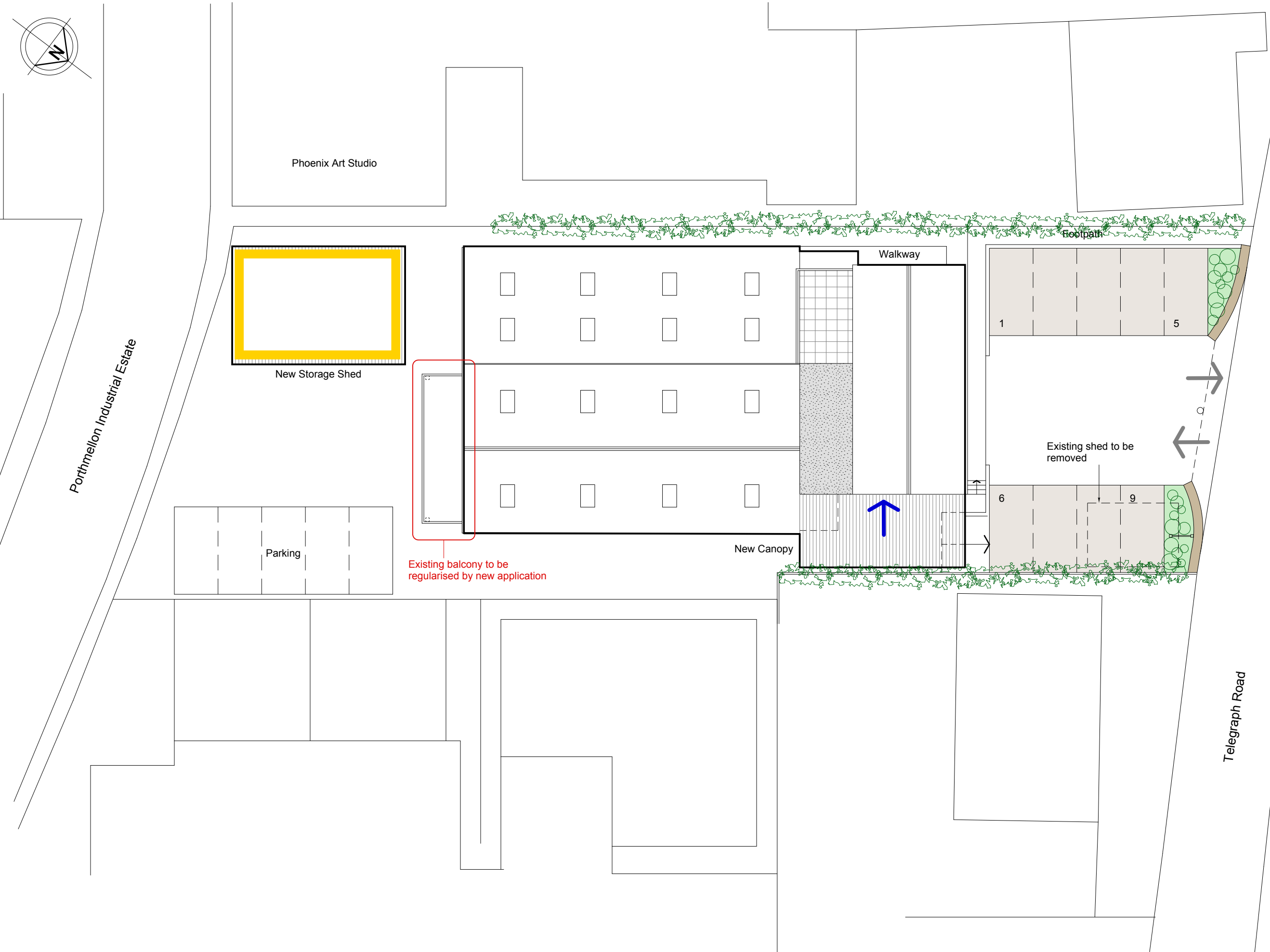
JOB

Alterations to Scillonias Building Supplies, St Mary's, The Isles of Scilly

for  
Wright Construction

TITLE	
Proposed Ground Floor Plan	
DRNG. NO.	REVISION
1977-P06	B
SCALE	DATE
1:50@A1 1:100@A3	July 2019
OFFICE USE / PRE-ISSUE	





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**AMENDMENTS**

# PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB  
**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**  
  
for  
**Wright Construction**

TITLE  
**Proposed Site Plan**

DRNG. NO.	REVISION
<b>1977-P08</b>	

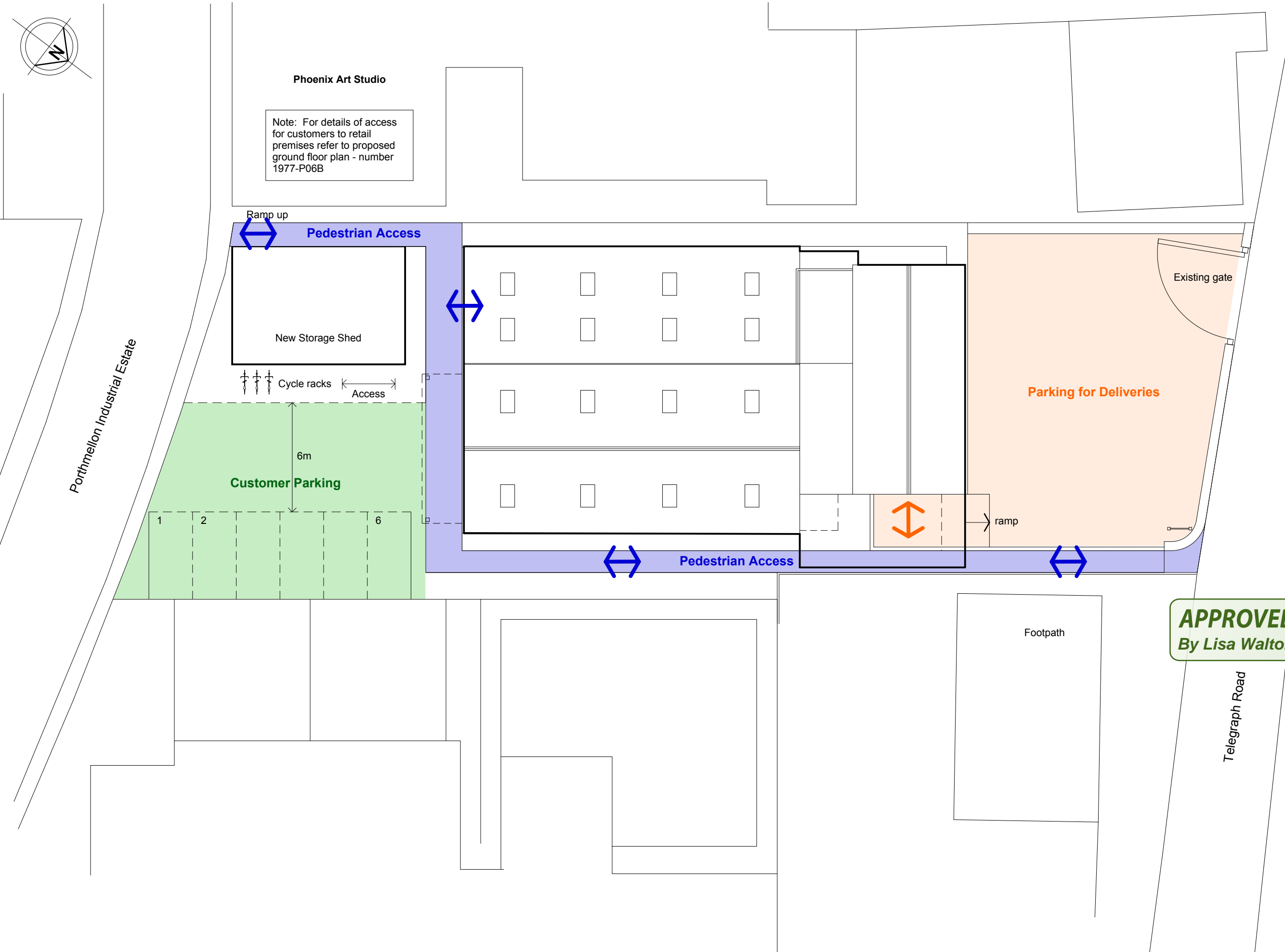
SCALE	DATE
<b>1:100@A1 1:200@A3</b>	<b>Sept 2019</b>

OFFICE USE / PRE-ISSUE

Proposed Site Plan

**APPROVED**  
By Lisa Walton at 8:24 pm, Mar 27, 2020





**Phoenix Art Studio**

Note: For details of access for customers to retail premises refer to proposed ground floor plan - number 1977-P06B

- NOTES**
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**AMENDMENTS**

**REVISED**  
10:13 am, Mar 03, 2020

**APPROVED**  
By Lisa Walton at 8:24 pm, Mar 27, 2020

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

**JOB**

**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**

**for  
Wright Construction**

**TITLE**

**Proposed Circulation Routes**

**DRNG. NO.** **REVISION**

**1977-P15**

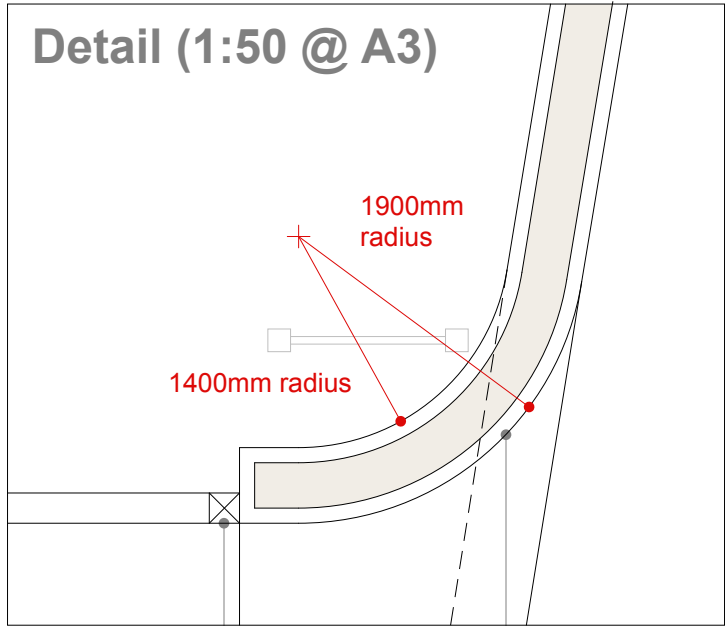
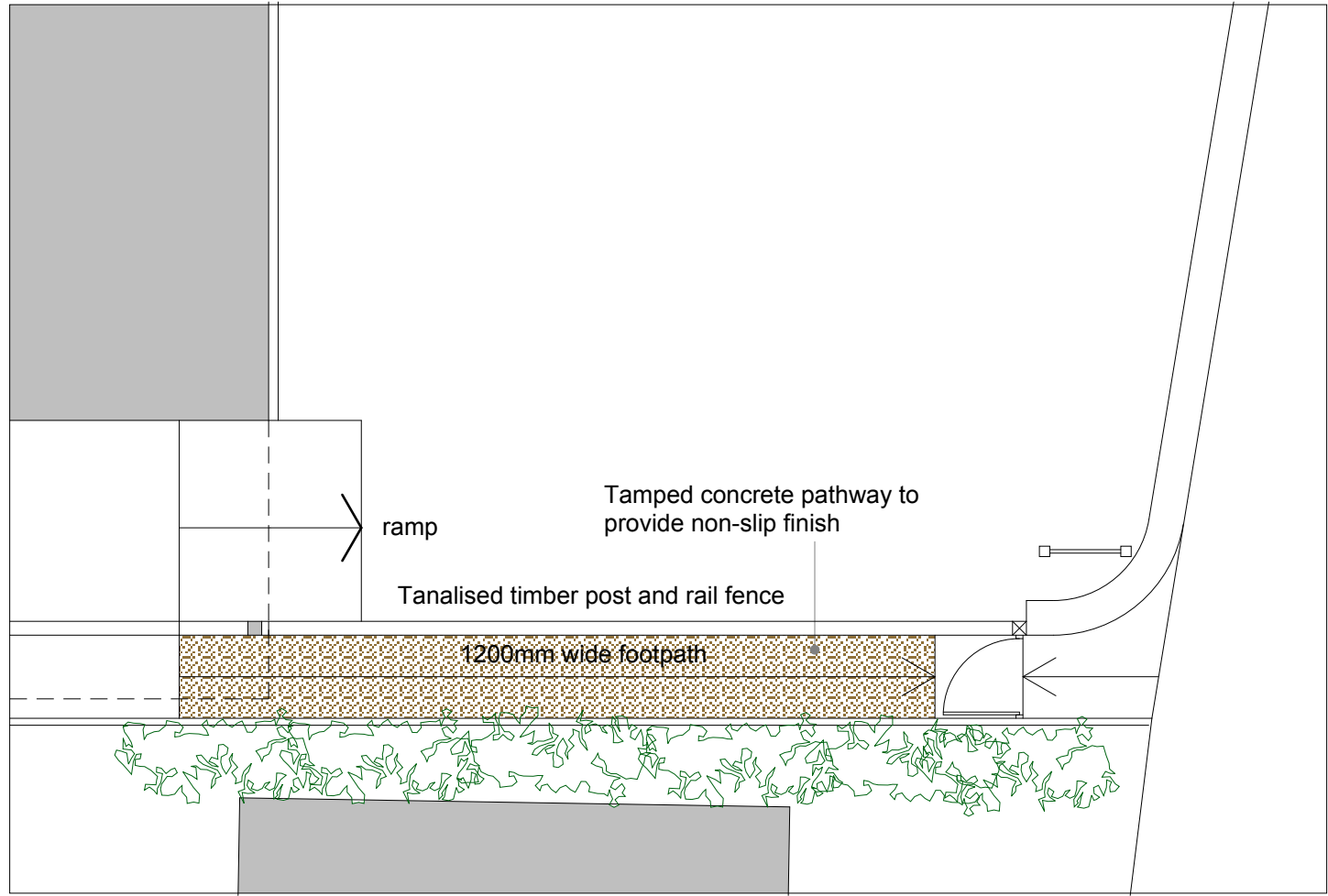
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**1:200@A3**

OFFICE USE / PRE-ISSUE

**Proposed Site Plan**



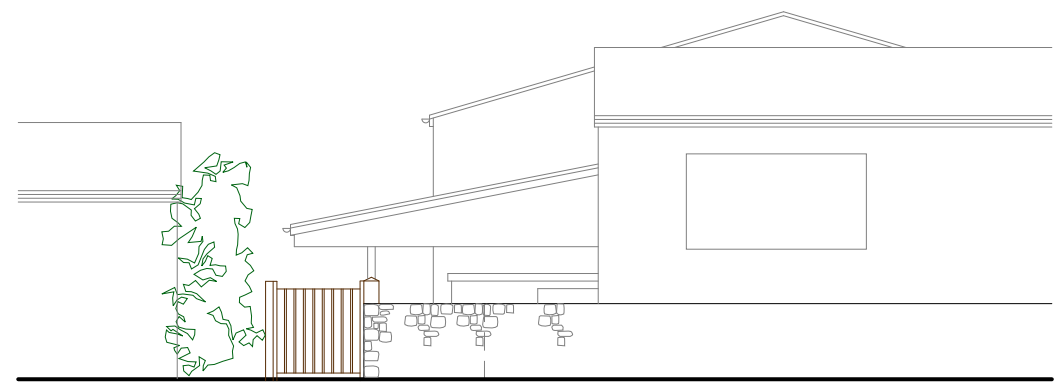


200mm2 tanalised timber post to match posts either side of existing gateway

Dotted line denotes section of wall to be demolished

Granite boundary wall to be re-constructed on curve to match existing wall in terms of height and width. Inner and outer stone faces to be infilled with good quality topsoil and wall planted with low growing local succulent wall plants

**APPROVED**  
By Lisa Walton at 8:24 pm, Mar 27, 2020



North West roadside Elevation

Existing Photos

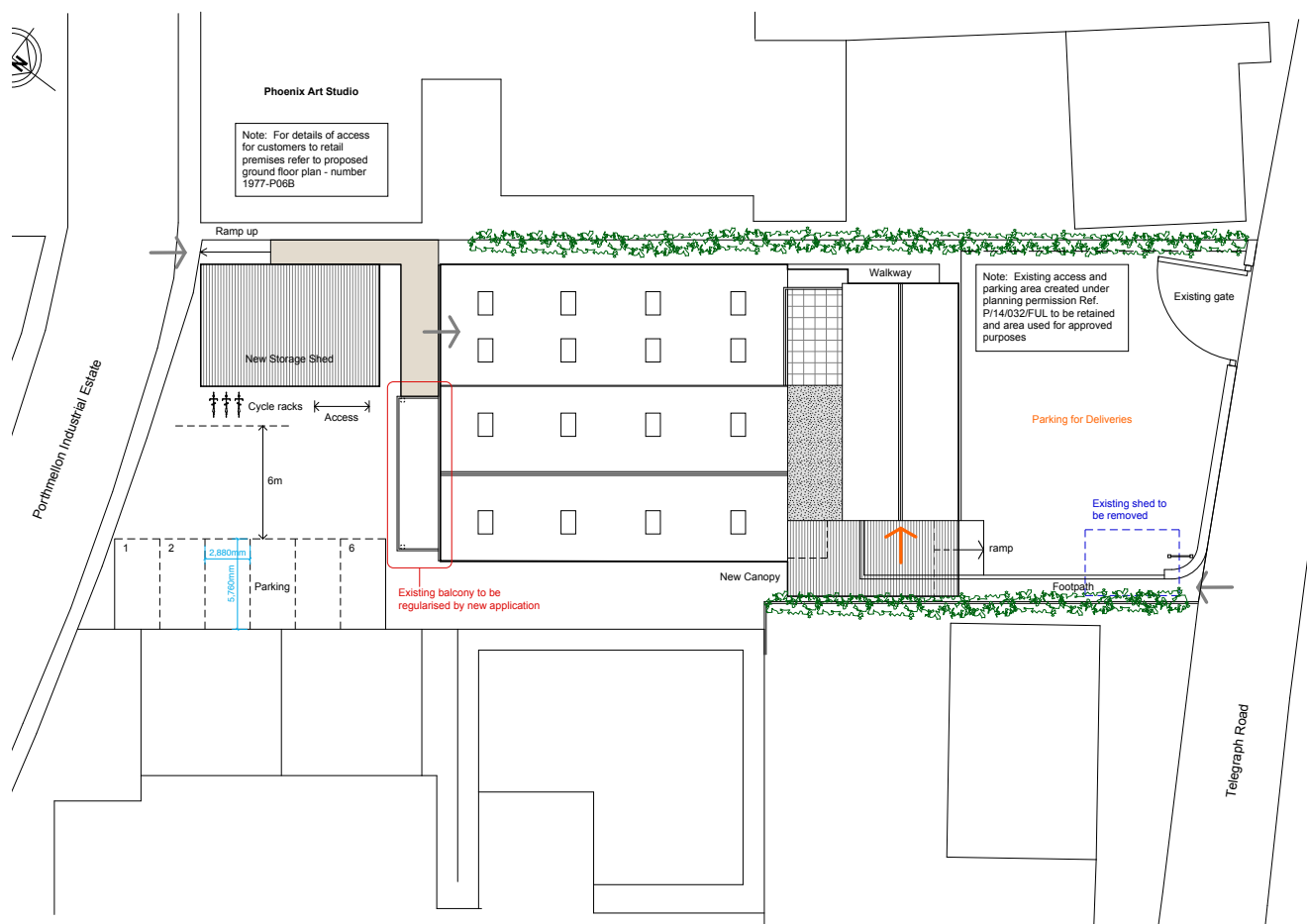
NOTES	
1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE 2 DO NOT SCALE OFF THIS DRAWING 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.	
AMENDMENTS	
<div> <div>APPROVED</div> <div>By Lisa Walton at 8:24 pm, Mar 27, 2020</div> </div>	
<div> <div>PLANNING</div> <div>           Studio St Ives            4 Gabriel Street            St Ives            TR26 2LU            01736 798427         </div> <div> </div> </div>	
<div> <div>JOB</div> <div>           Alterations to Scillonias Building Supplies, St Mary's, The Isles of Scilly            for Wright Construction         </div> </div>	
<div> <div>TITLE</div> <div>Pedestrian Entrance</div> </div>	
<div> <div>DRNG. NO.</div> <div>1977-P16</div> </div>	<div> <div>REVISION</div> </div>
<div> <div>SCALE</div> <div>1:50@A1 1:100@A3</div> </div>	<div> <div>DATE</div> <div>March 2020</div> </div>
<div>OFFICE USE / PRE-ISSUE</div>	

Alterations and Improvements to  
Scillonia Supplies  
21 Porthmellon Industrial Estate  
For Wright Construction Ltd  
Planning ref. P/19/064/FUL

MANAGING THE ‘SHOPPING EXPERIENCE’ AND REDUCING THE RELIANCE ON  
MOTOR VEHICLES

March 2020

This statement supports the revised access proposals for the above application as illustrated by the extract from the Proposed Site Plan (drawing number 1977-P08E) below.



A number of measures are proposed to ensure that proposed pedestrian and vehicular traffic measures are suitable for the former ‘Scillonia Supplies’ retail operation, to be re-branded as ‘The Store’. These include the following:

Clearly defined Customer Parking

The proposed six parking spaces will be for the exclusive use of customers. At present the ‘Scillonia Supplies’ forecourt is an open concreted yard, so parking here is something of a free-for-all. The new parking spaces will be immediately obvious when approaching ‘The Stores’ through the industrial estate as they face the entrance to the property. Clear signage will be erected to direct motorists to the parking spaces. The spaces will be marked out with clear linage so there will be no doubt where vehicles should park. The size of parking spaces

will be the UK norm of 2.4m x 4.8m as approved by the British Parking Association. The manoeuvring space will also be the recommended minimum of 6m, so it will be possible to enter and exit spaces safely on the application site without reversing onto the industrial estate. Planning conditions to ensure that these measures are put in place and maintained are welcomed

### **Pedestrians Encouraged**

Two entrances for pedestrians have been incorporated to make access to The Stores as easy as possible. Whether approaching from Telegraph Road or through the Industrial Estate, there will be safe accessible pedestrian routes from the site boundary to the public entrance. Both routes will be ramped where necessary, so they will be suitable for wheelchair users. The surface of the walkways will be clearly defined from the parking areas and the layout has been carefully designed so no pedestrian crossings are required. The entrance to the building itself will be level so there will be no step hazards. Benches will be provided outside The Stores where customers can gather their belongings or simply take a rest before heading home with their shopping

### **Cyclists Encouraged**

A new cycle rack will be installed in front of the new store next to the access from the Industrial Estate. This will be available for staff or customers to use so it will be easy to park cycles and secure them with bike locks. There will be room to dis-mount away from the manoeuvring area for vehicles

### **Reducing the number of car trips – Home Delivery Service**

The applicant has researched the provision of a home delivery service using zero-emission electric vehicles. The most favourable quote for supplying vehicles suitable for the island's road infrastructure has been received from Oxford based 'Go Green Autos Ltd', a specialist EV supplier of electric cars and vans. The photograph below illustrates the new Saturn City Van which is available as either a box van or flat bed pick-up. The vehicles are cheap to run, can be charged over-night, are quiet on the roads and easy to drive



The applicant has sought advice from the Isles of Scilly's Voucher Scheme on grant funding and will be able to apply for support once planning permission has been granted. This is operated from the Enterprise Centre – a neighbouring building on the Industrial Estate. Mark has found their support to be excellent and is optimistic that a funding package will be approved. Once established, the delivery service will hopefully be a real benefit to households and businesses on St.Mary's and will reduce the number of visits to 'The Store' by private cars

### **'Click and Collect' shopping**

Supermarkets on the mainland are introducing ideas like 'click and collect' to improve efficiency and reduce the time spent in the stores. At 'The Store' customers will be offered the facility to email or phone through orders. Goods can then be selected by staff, pre-packed then quickly collected. This will reduce the 'dwell time' in the store and minimise time spent in the customer parking bay

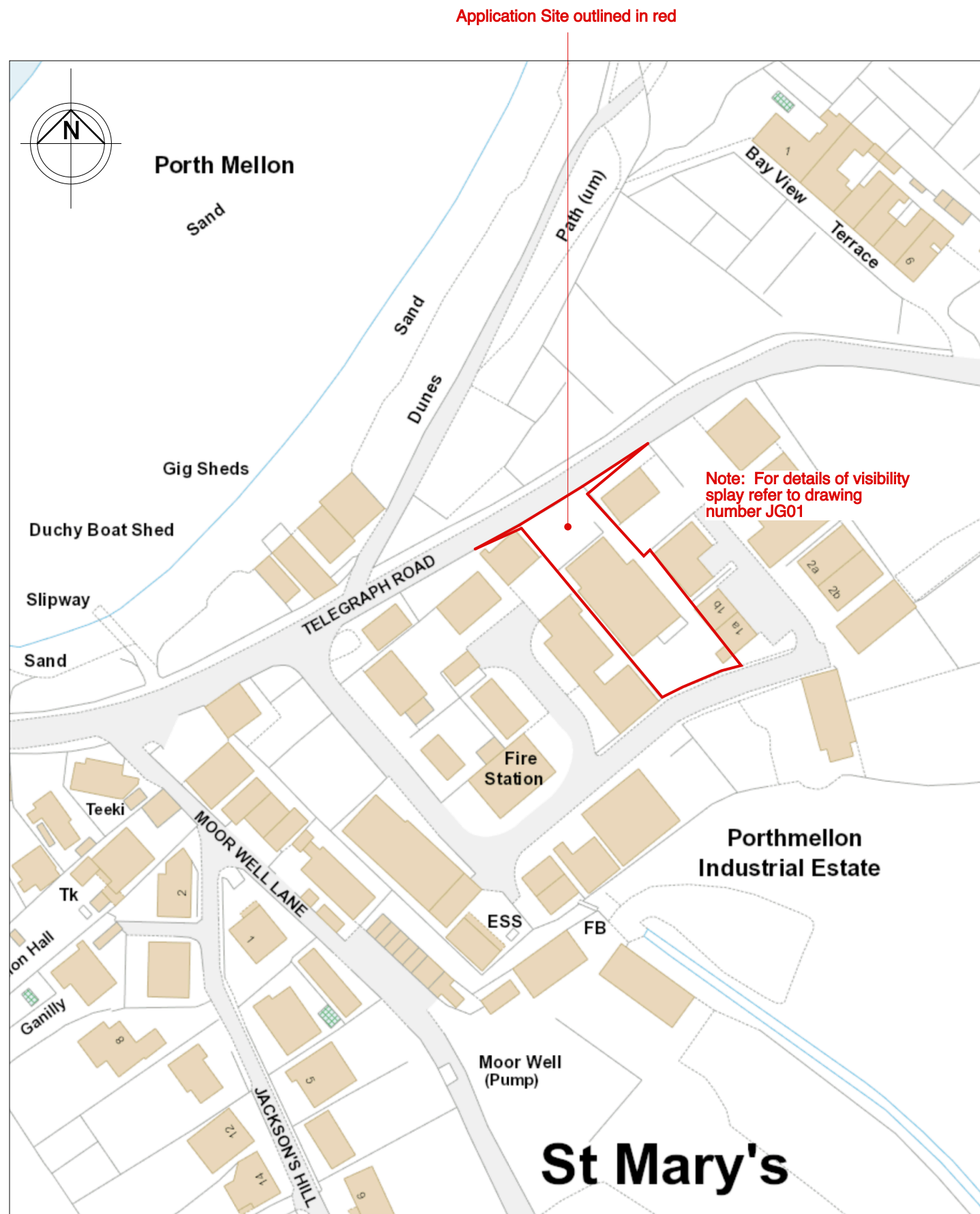
### **Wholesale Supplies**

It is anticipated that wholesale supplies will represent a high proportion of sales from 'The Store'. The planning drawings identify a Sorting Area for deliveries around St.Mary's and to the off-islands. These goods can be assembled outside peak shopping times during quiet periods. Goods can be loaded onto vehicles in the Telegraph Road yard so there will be no interference with the customer parking area

### **Summary**

In summary, this new venture to change the nature of the applicant's existing retail business has been well considered and thought-through. It will hopefully be a real benefit to residents and businesses alike on the islands. Many of the problems associated with town centre shopping will be avoided and alternative products will be made available to the island community. With any businesses, challenges will be faced but the applicant believes that, in this particular case, the many benefits will more than outweigh any unforeseen problems. Mark Wright and his team are fully committed to developing a quality retail operation and taking a pro-active approach to growing the business and striving to meet market demands.





Location Plan  
Scale 1:1250 @ A3

Note: OS Map reproduced under 'Landmark'  
Paper Map Copy Licence (PMCL) number  
670690383.708409



Aerial Photo



Block Plan  
Scale 1:500 @ A3

**APPROVED**  
By Lisa Walton at 8:26 pm, Mar 27, 2020

#### NOTES

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#### AMENDMENTS

- A OS Map licence number added  
AKB 081019
- B Red line boundary changed to include visibility splay  
MRB 201219

## PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

JOB  
**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

TITLE  
**Location & Block Plan**

DRWG. NO. REVISION  
**1977-P01 B**

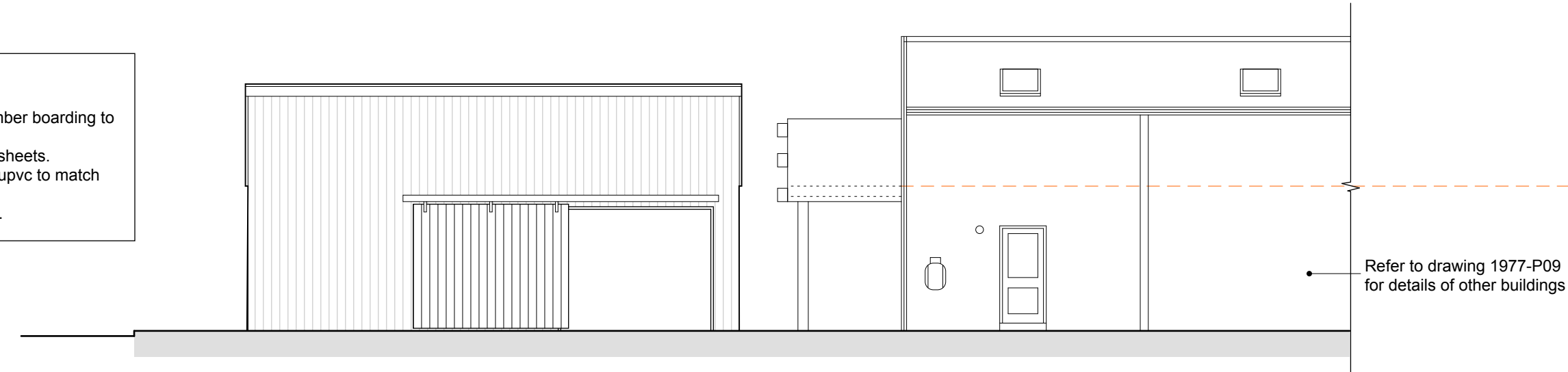
SCALE DATE  
**As shown@A3 July 2019**

OFFICE USE / PRE-ISSUE

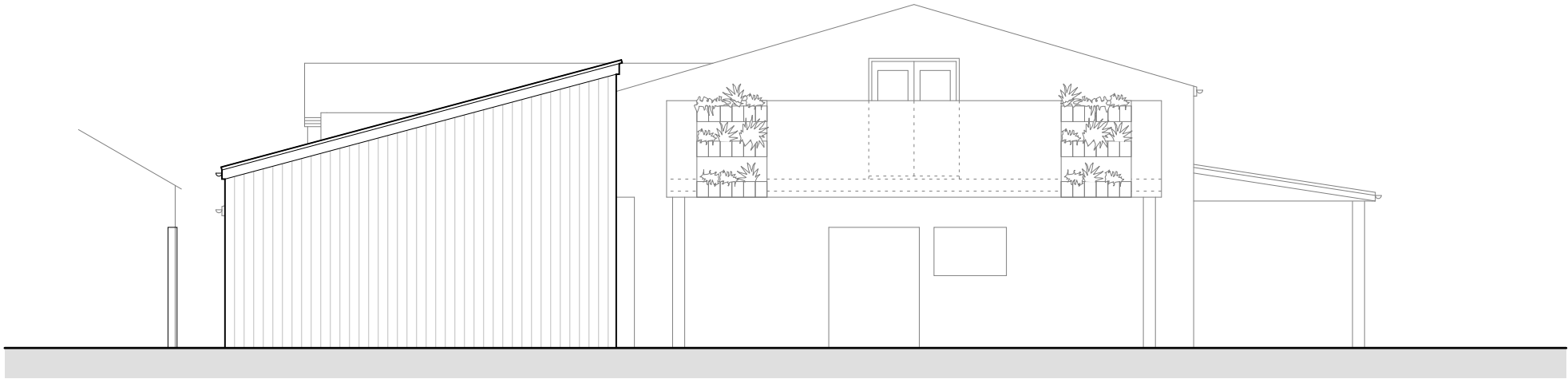


Proposed Materials

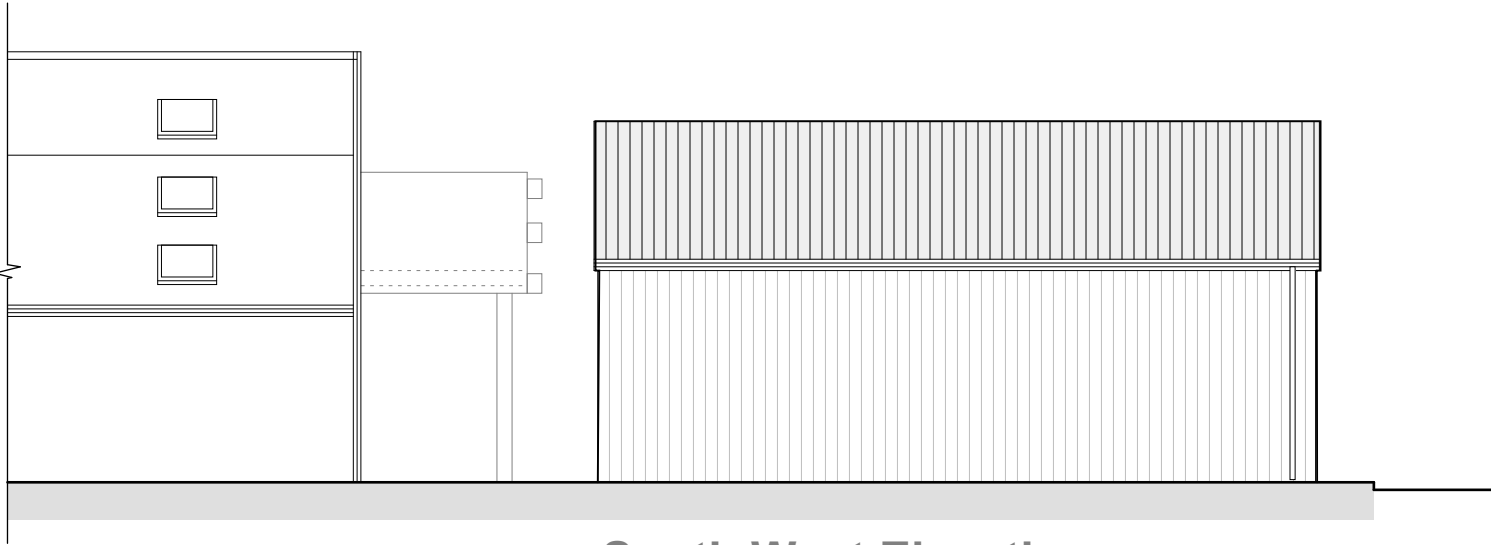
Walls: Vertical natural timber boarding to match main building.  
Roof: Corrugated 'Big 6' sheets.  
Rainwater goods: White upvc to match main building.  
Door: Timber sliding door.



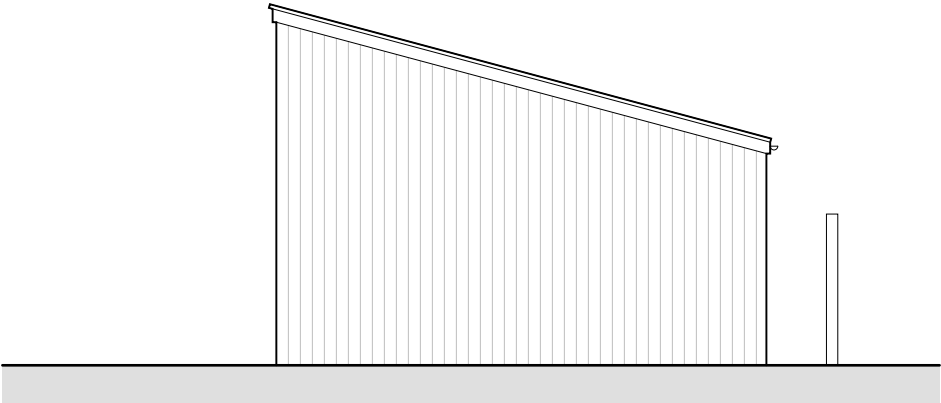
North East Elevation



South East Elevation



South West Elevation



North West Elevation

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AMENDMENTS

**APPROVED**  
By Lisa Walton at 8:27 pm, Mar 27, 2020

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

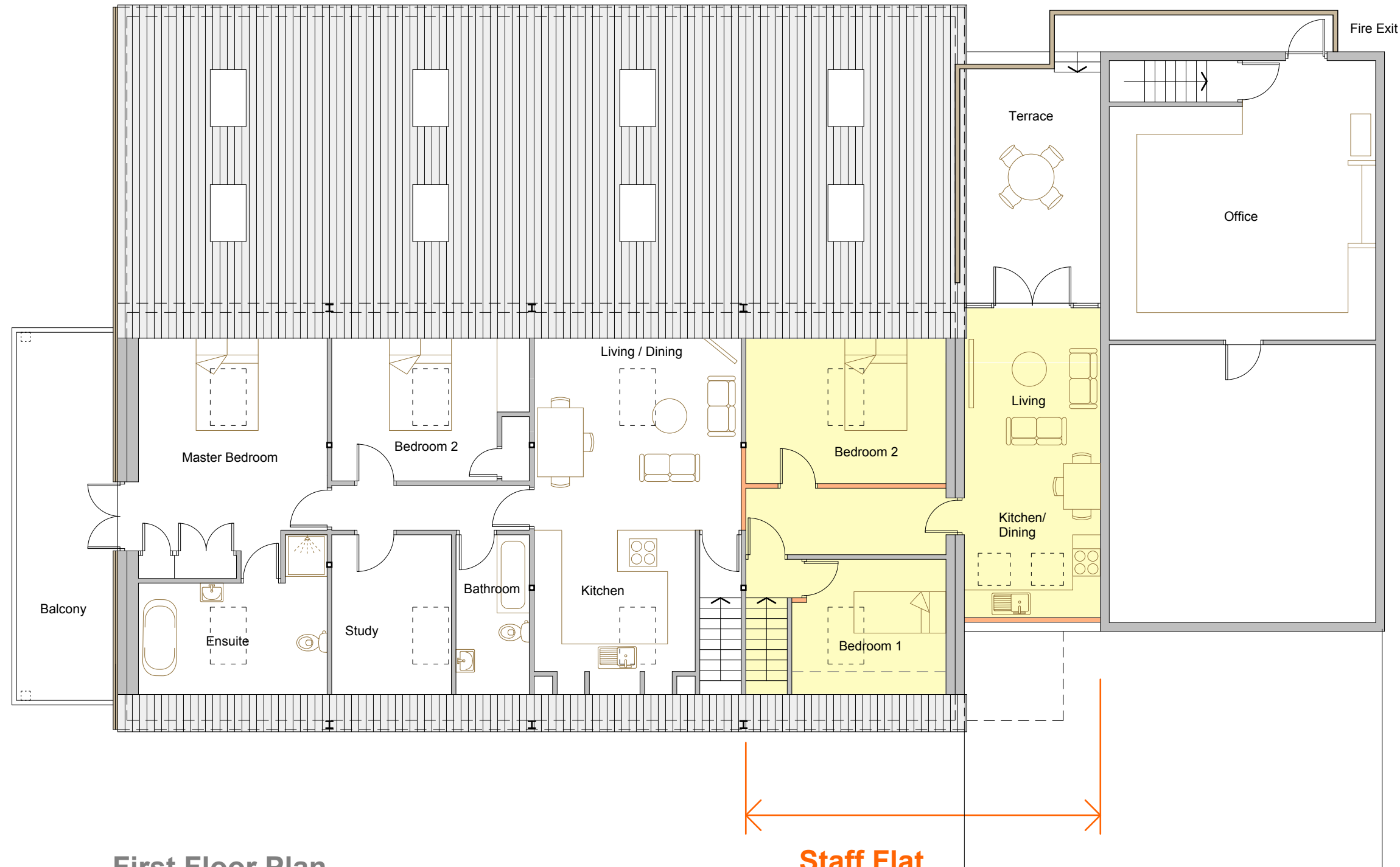
PZ

JOB  
**Alterations to Scillonias Building  
Supplies, St Mary's,  
The Isles of Scilly**  
  
for  
Wright Construction

TITLE  
**New Storage Shed**

DRNG. NO. REVISION  
**1977-P10**

SCALE DATE  
**1:50@A1  
1:100@A3** **Oct 2019**  
OFFICE USE / PRE-ISSUE



First Floor Plan

0m 5m 10m

Staff Flat

**APPROVED**  
By Lisa Walton at 8:28 pm, Mar 27, 2020

NOTES

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AMENDMENTS

A

Kitchen relocated to first floor of staff flat.  
09.10.19

B

Staff flat bedroom 1 shown as single bedroom MB 271119

PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

MIKE BRADBURY  
DESIGN

PZ

JOB

Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly

for  
Wright Construction

TITLE

Proposed First Floor Plan

DRNG. NO.

1977-P07

REVISION

B

SCALE

1:50@A1  
1:100@A3

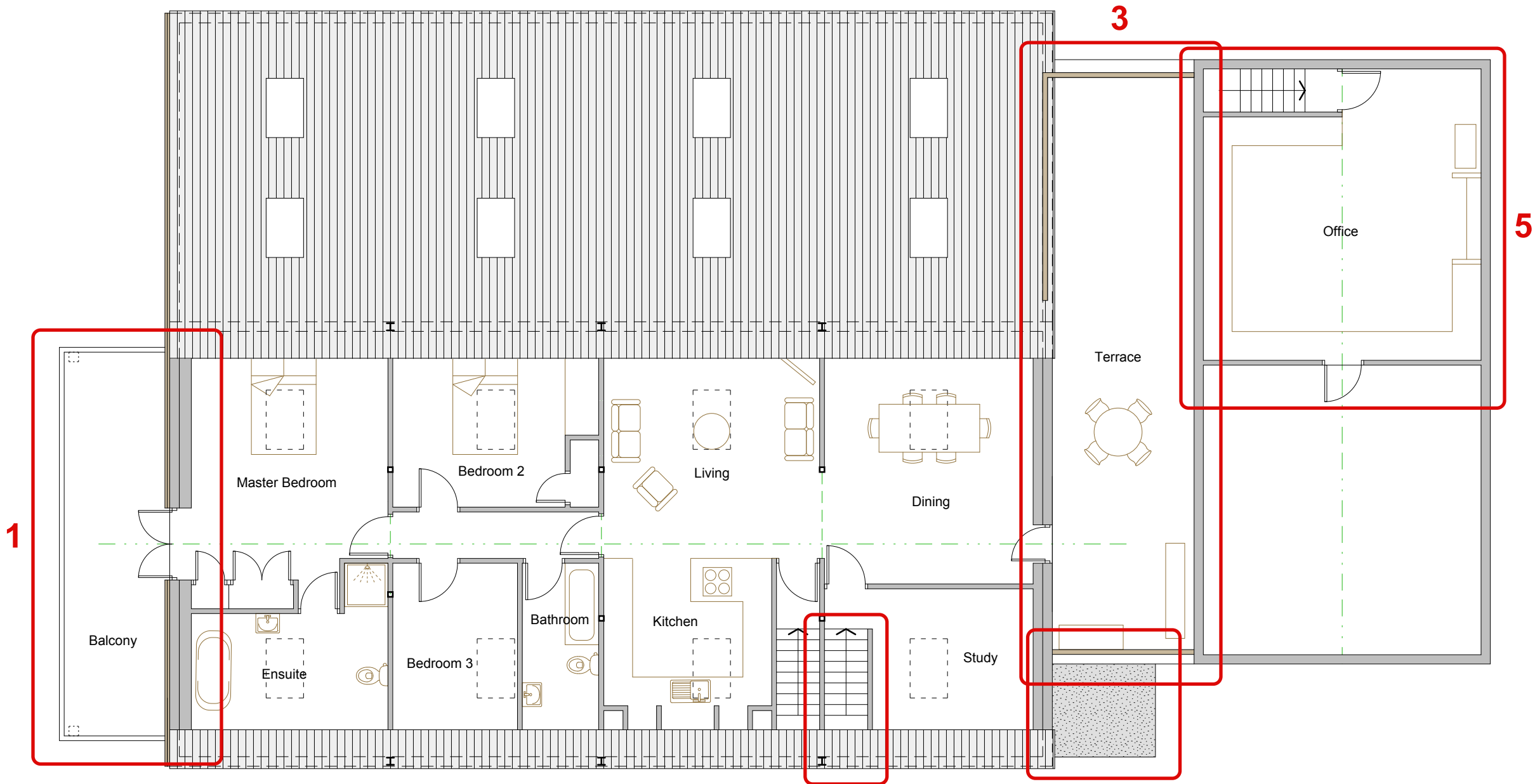
DATE

Sept 2019

OFFICE USE / PRE-ISSUE

Key

- 1. Balcony created over covered shop entrance (approved under planning application no. P/15/063).
- 2. Second internal staircase leading to first floor apartment.
- 3. Roof terrace utilising flat roofed link between storage shed and main building (approved under planning application no. P/15/063).
- 4. New external lobby to ground floor staff room.
- 5. Mezzanine office area with stair access utilising storage shed roof void (approved under planning application no. P/15/063).



First Floor Plan



**APPROVED**  
By Lisa Walton at 8:28 pm, Mar 27, 2020

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AMENDMENTS

PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

MIKE BRADBURY  
DESIGN

PZ

JOB

Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly

for  
Wright Construction

TITLE

Regularisation Plan (FF)

DRNG. NO. REVISION

1977-P13

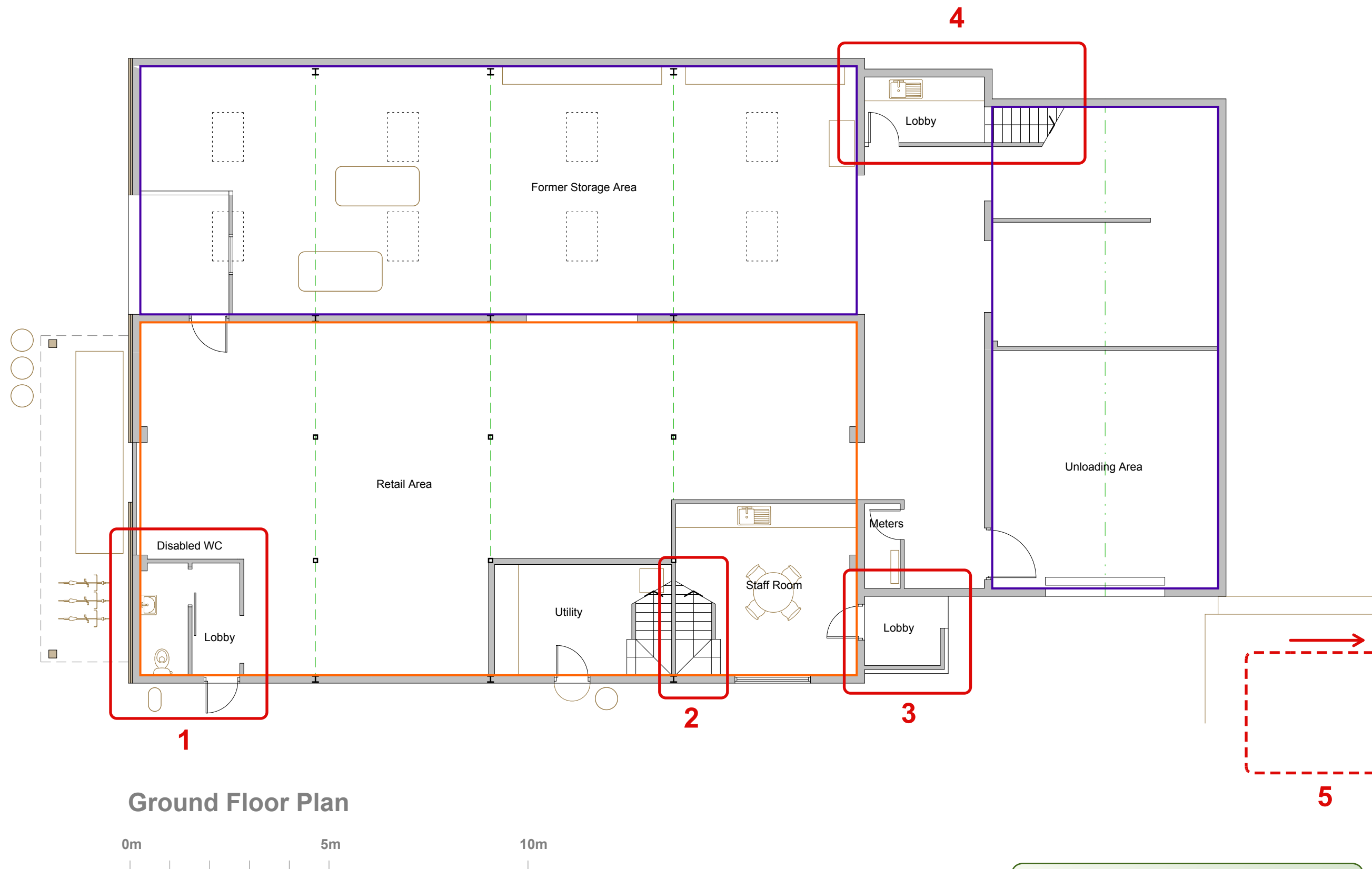
SCALE DATE

1:50@A1 1:100@A3 Sept 2019

OFFICE USE / PRE-ISSUE

Key

- 1. Various internal alterations to original A1/B8 spaces since building originally constructed.
- 2. Second internal staircase leading to first floor apartment.
- 3. New external lobby to ground floor staff room.
- 4. Internal staircase to mezzanine office in roof void (see first floor regularisation plan no 1977-P13).
- 5. Timber shed currently used as beauty treatment room to be removed (see site plans 1977-P02 and P08).



Ground Floor Plan

NOTES

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AMENDMENTS

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB

Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly

for  
Wright Construction

TITLE

Regularisation Plan (GF)

DRNG. NO. 1977-P12

REVISION

SCALE 1:50@A1 1:100@A3

DATE July 2019

OFFICE USE / PRE-ISSUE

**APPROVED**  
By Lisa Walton at 8:29 pm, Mar 27, 2020