

Council of the Isles of Scilly

Delegated Planning Report

Other application

Application Number: P/22/018/ROV

UPRN: 000192000598

Received on: 2 February 2022

Valid on: 15 February 2022

Application Expiry date: 12 April 2022

Neighbour expiry date: 8 March 2022

Consultation expiry date:

Site notice posted: 16 February 2022

Site notice expiry: 9 March 2022

Applicant: Mr Nigel Wolstenholme

Site Address: Tregarthen's Hotel
Garrison Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PP

Proposal: Variation of condition 2 (approved plans) of planning permission P/18/031/FUL (Part (4) - Formation of external seating areas and new ballustrade to hotel rooms and hotel lounge) in order to alter the fenestration of hotel rooms 30, 31 & 32 including amendments to landscaping detail.

Application Type: Removal or Variation of Condition

Recommendation: Permit the varied condition 2 of P/18/031/FUL

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Dan Marcus

Date: 07/04/2022

Site Description and Proposed Development

This is an application for minor material amendments to the approved scheme (P/18/031/FUL). This scheme has previously been amended under:

- P/18/078/NMA – which was a Non-Material Amendment: to reposition the approved pair of semi-detached dwellings by 1 metre west. The pair of semi-detached dwellings have now been amended out of the scheme overall with a row of 5 micro lodges (P/20/090/FUL), which are subject to a further revision to the design under P/22/023/ROV).
- P/19/016/ROV – which Retrospective application for minor material amendment to planning permission P/16/113/ROV (as amended by P/18/089/NMA) to retain window on West elevation of unit 7 (shown in floor plan of application P/18/089/NMA but not the elevations).
- P/19/037/ROV – which was a Variation of condition 2 (approved plans) of planning permission P/18/031/FUL to alter the fenestration of hotel rooms 30, 31 & 32, relocate and reduce the scale of the new units known as 'Crump' & 'Kittern' cottages including amendments to the landscaping details as approved under condition 16 of P/18/031/FUL to accommodate these changes.
- P/20/019/ROV – which was for a Variation of condition C19 (Restriction of construction works to outside the main tourism season) of planning permission P/18/031/FUL (Re-development of Tregarthen's Hotel) to allow for construction to be completed in a time effective and viable manner. This permission remains open and undetermined.

The amendments now proposed

- NE Elevation (facing mermaid car park and quay) replace conservatory

door

- NE Elevation window and door changes to the three bedrooms 30, 31, 32 which open out into walled patio areas
- NE Elevation replace all windows on rooms 2 and 3 on this elevation with French style opening casements (Side hung)
- NE Elevation to the ensuite bedrooms 1&2 replacement the existing windows with fixed upper and opening lower pane to prevent access onto the terrace roof



Certificate: A

Other Land Owners: None

Consultations and Publicity

The application has had a site notice on display for 21 days (16/02/2022 – 09/03/2022). The application appeared on the weekly list on 21st February 2022. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- Hendra, The Bank
- Calico Jack, The Bank
- Gibsons Cottage, The Bank
- Pier House, then Bank
- Flat 2, Quay House
- Flat 1, Quay House
- 3 Garrison Hill
- The Old Cottage, Garrison Hill
- Harry's Lookout, Garrison Hill
- The Guardhouse, The Garrison

- Gunners Well, The Garrison

[0] letters of objection have been received.

[0] letters of support have been received.

[0] letters of representation have been received.

Relevant Planning History:

Planning history for this site is extensive and attention is drawn to previous committee reports which have covered this, particularly P/16/055/FUL. The 2018 revised scheme application P/18/031/FUL introduced a pair of semi-detached dwellings for holiday let use, in addition to a number of other alterations to the façade of the hotel lounge and hotel bedrooms, balustrades and external seating areas. This revised scheme was approved at Full Council in August 2018. A later application for non-material amendments was submitted under P/18/078/NMA, which essentially shifted the pair of semi-detached dwellings by 1m, due to the ground conditions of the hotel garden. In 2019, this pair of semi-detached dwellings was amended again (P/19/037/ROV) to lower the roofline and lower the scale overall. Both of these applications were to amend the pair of dwellings in the garden and were approved.

In 2020 planning permission (P/20/090/FUL) was submitted to replace the approved pair of semi-dwellings, with 5 micro lodges which were intended to expand the range of accommodation available at Tregarthens Hotel. This was approved at Full Council in March 2021.

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Archaeological Constraint Areas Name: The Garrison. Island: St Mary's
- Historic Landscape Character Multiple (Spatial)
- Listed Buildings ID: DCO14274. Grade: II. Name: PORT LIGHT AND STARBOARD LIGHT
- ST Mary's Flood Prone Land
- Scheduled Monuments DESIGUID: DCO603. NAME: POST-MEDIEVAL BREASTWORK, CURTAIN WALL AND ASSOCIATED DEFENSIVE STRUCTURES ON THE PERIPHERY OF THE GARRISON, ST MARY'S

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	y

Would the proposal appear in-keeping with the appearance of the existing building, street and area?	y
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	y
Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity?	y
Is the parking and turning provision on site acceptable?	y
Would the proposal generally appear to be secondary or subservient to the main building?	y

Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	y
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	y
Is the proposal acceptable with regard to any significant change or intensification of use?	y

Heritage	YES OR NO
Would the proposal sustain or enhance the character and appearance of the Conservation Area?	y
If within the setting of, or a listed building, a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building?	y
Within an Archaeological Constraint Area	y
Other Impacts Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	n/a
Impact on protected trees a) Will this be acceptable b) Can impact be properly mitigated?	n
Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	n/a
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	y
Are the Water connection/foul or surface water drainage details acceptable?	n/a
If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment?	n/a
Are there external lights	n

Protected Species	YES OR NO
Does the proposal include any re-roofing works or other alteration to the roof	n
Does the proposal include any demolition	n
Does the proposal include tree or hedge removal	n
Is an assessment of impact on protected species required	n
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements	y
Are biodiversity enhancement measures required	n
Is a condition required to provide biodiversity enhancement measures	n/a

Waste Management	YES OR NO
Does the proposal generate construction waste	y
Does the proposal materially increase the use of the site to require additional long-term waste management facilities	n
Does the proposal include a Site Waste Management Plan	n
Is a condition required to secure a Site Waste Management Plan	n

Sustainable Design	YES OR NO
Does the proposal materially increase the use of the site to require additional sustainable design measures	n
Does the proposal include a any site specific sustainable design measures	n
Is a condition required to secure a Sustainable Design Measures	n

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application for a variation of the approved plans is acceptable.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
Policy SS1 Principles of Sustainable Development	
Policy SS2 Sustainable quality design and place-making	
Policy SS3 Re-use of Buildings	
Policy SS4 Protection of retailing, recreation and community facilities	
Policy SS5 Physical Infrastructure	
Policy SS6 Water and Wastewater Management	
Policy SS7 Flood Avoidance and Coastal Erosion	
Policy SS8 Renewable Energy Developments	
Policy SS9 Travel and Transport	
Policy SS10 Managing Movement	
Policy OE1 Protecting and Enhancing the landscape and seascape	✓
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	
Policy OE5 Managing Waste	
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	✓
Policy LC1 Isles of Scilly Housing Strategy to 2030	
Policy LC2 Qualifying for Affordable Housing	
Policy LC3 Balanced Housing Stock	
Policy LC4 Staff Accommodation	
Policy LC5 Removal of Occupancy Conditions	
Policy LC6 Housing Allocations	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	
Policy WC2 Home based businesses	
Policy WC3 New Employment Development	
Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	✓

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010: The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

In discharging their functions, must have “due regard” to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a

relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

Recommended Varied Condition C2:

~~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:

- Location Plan 1:1,250, Drawing No: 1156/P99
- Proposed garden layout plan, Drawing Number 771-MP-01, Rev E, 02/08/2019
- Proposed elevations 1 of 3, Drawing Number DC04, Rev B Dated July 2019
- Proposed elevations 2 of 3, Drawing Number DC05, Rev C Dated August 2019
- Proposed elevations 3 of 3, Drawing Number DC06, Rev A Dated July 2019
- Proposed section 1, Drawing Number DC07 Dated June 2019
- Proposed section 2, Drawing Number DC 08 Dated June 2019
- Proposed roof level, Drawing Number 1156/P104 rev B
- Proposed ground floor plan, Drawing Number DC03, Rev C Dated August 2019
- Proposed lower ground floor plan, Drawing Number DC02. Rev C Dated August 2019
- Proposed road level plan, Drawing Number DC01, Rev C Dated August 2019
- Archaeological Desk Based Assessment, CgMs Heritage, dated April 2018
- Supporting Planning and Design Statement, Jackson Planning, dated April 2018
- Ecological Appraisal and Bat Surveys, Bright Environmental, dated June 2016
- EDS Addendum to Design and Planning Statement considering Flood Risk Matters, Ref J-545
- Proposed Lower Ground Level, Drawing No: 1156/P101, Rev B, Date Stamped 19/10/2018
- Proposed Ground Floor Level, Drawing No: 1156/P102, Rev C, Date Stamped 19/10/2018
- Proposed First Floor Level, Drawing No: 1156/P103, Rev D, Date Stamped 19/10/2018
- Proposed Roof Level, Drawing No: 1156/P104, Rev C, Date Stamped 19/10/2018
- **Existing and Proposed Elevations, Drawing Number 1542_PL101 REV A, Date Stamped 07/02/2022**
- **Existing and Proposed External Works, Drawing Number 1542_PL100, Date**

Stamped 07/02/2022

- **Design and Access Statement, Jackson Planning, Date Stamped 07/02/2022**
- **Proposed Terrace Elevation, Drawing Number 1542_PL102 Date Stamped 07/02/2022**

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.

PRE-INSTALLATION CONDITION - DETAILS OF BALUSTRADES

- C4 Prior to the installation of the balustrades, hereby approved, precise details, to include large scale drawings, of the design and materials to be used in their construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.**
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

NO ADDITIONAL EXTERNAL ILLUMINATION

- C5 Notwithstanding the information submitted with the application submission, no artificial external lighting shall be installed within the application site including on the balconies, hereby approved.**
Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Islands Local Plan 2005 and emerging draft Policy OE4 of the Draft Isles of Scilly Local Plan 2015-2030.

PRE-INSTALLATION CONDITION Already Discharged P/20/029/DISCON

- ~~**C6 Large scale (1:20) drawings showing details of the timber gates along the vehicular access road to the north side of the site and details of the pedestrian timber gate along Garrison Hill, hereby approved, shall be submitted to and be approved in writing by the Local Planning Authority prior to its installation. The details shall show the materials, size and design. Once approved the timber gate shall be installed in accordance with the approved scheme and thereafter shall be retained as approved.**~~
Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-INSTALLATION CONDITION - DETAILS OF FENESTRATION

- C7 Large scale (1:20) drawings showing details of the timber window frames and timber doors to be used in the two semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV shall be submitted to and be approved in writing by the Local Planning Authority prior to their installation. The details shall show the profile of the glazing bars, method of opening, reveal back from the**

facing render or stone and finished colour and treatment. Once approved the timber window and door details shall be installed in accordance with the approved scheme and thereafter timber windows and timber doors shall be retained.

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-INSTALLATION CONDITION - DETAILS OF EXTERNAL FINISHES

- C8** Prior to the installation of any external surface material including roofing and walling materials, precise details to include samples or sample panels and colour finishes, of the materials to be used in the construction of the external surfaces of the development, hereby permitted, and Units 1-3 of Phase 4 of P/16/113/ROV shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS2 and OE3 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

OCCUPANCY RESTRICTIONS

- C9** Notwithstanding the provisions of Part C, Class C3 "Dwelling House" to the Schedule of the Town and Country Planning (Use Classes) Order 2007, (or any Order revoking or re-enacting that Order), the premises shall be used for the purpose of holiday accommodation only in connection with Tregarthen's Hotel and for no other purpose, including any other purpose within Class C3 of the Order. The self-catering holiday-lets, hereby approved and Units 1-3 of Phase 4 of P/16/113/ROV, shall be retained in the freehold ownership of the Hotel and shall not be occupied by any persons for a total period exceeding 42 days in any calendar year. The owner shall maintain a register of occupiers for each calendar year including names, addresses and length of stay, and a copy of the register shall be supplied to the Local Planning Authority on request

Reason: The proposed dwellings form part of the wider hotel complex of Tregarthen's Hotel and are not provided with independent amenities including access or car parking. Separate or independent occupation of the of any self-catering units would require further assessment as this proposal has been justified only on the basis of hotel diversification only. Any separation of the accommodation would require further assessment in accordance with policies 1, 2 and 3 the adopted Isles of Scilly Local Plan 2005 and policies LC1 and LC5 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – Already Discharged P/18/083/DISCON

- C10** ~~(A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:~~

- ~~1. The programme and methodology of site investigation and recording;~~
- ~~2. The programme for post investigation assessment;~~
- ~~3. Provision to be made for analysis of the site investigation and recording;~~
- ~~4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;~~
- ~~5. Provision to be made for archive deposition of the analysis and records of the site investigation;~~
- ~~6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.~~

~~(B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).~~

~~(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.~~

~~Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.~~

~~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 the Islands archaeological, historic and built environment, to be submitted and agreed in writing 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 preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.~~

PRE-OCCUPATION CONDITION – Replaced by condition under P/20/090 and discharged under P/21/106/DISCOM

~~C11 Prior to the first occupation of the semi-detached self-catering dwellings, hereby permitted, they shall be connected to a new sewerage treatment system the details of which shall be agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as agreed.~~

~~Reason: To prevent any effluent pollution into the surrounding area and in accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS6 of the Publication Draft Isles of Scilly Local Plan 2015-2030~~

PRE-COMMENCEMENT CONDITION - CONNECTION TO SEWERAGE AND WATER BREAK TANKS

C12 Prior to the implementation of units 1-3 of Phase 4 of P/16/113/ROV precise details of the make/model and capacity of a foul drainage break tank and potable water break-tank including details and specification of grease traps, the position and finished levels and the control mechanisms (for foul discharge timings) shall be submitted to and approved in writing by the Local Planning Authority. The grease traps and sewage/water break tank solutions shall be installed and connected to the building and the water supply and sewerage network as appropriate, prior to the first use of phase 4 of P/16/0113/ROV (1-3) self-catering dwellings or completion of the development, whichever is the sooner. The water and sewerage connections shall be maintained as approved thereafter.

Reason: To minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS6 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – Already Discharged P/18/083/DISCON

~~C13 Prior to the commencement of the development, hereby approved, details of a scheme for surface water management shall be submitted to and approved in writing by the Local Planning Authority.~~

~~These details shall include:~~

- ~~a) details of the drainage during the construction phase;~~
- ~~b) details of the final surface water drainage for the site;~~
- ~~c) provision for exceedance pathways and overland flow routes;~~
- ~~d) a timetable of construction;~~
- ~~e) a construction quality control procedure;~~

~~f) — a plan for the future maintenance and management of the system and overland flow routes.—~~

~~Prior to the first occupation of the self-catering holiday lets, hereby approved, or Units 1-3 of Phase 4 of P/16/113/ROV, whichever are completed first, it shall be demonstrated to the satisfaction of the Local Planning Authority, that relevant parts of the scheme have been completed in accordance with the details and timetable agreed and the final surface water drainage maintained as approved thereafter.~~

~~Reason: This is a pre-commencement condition that requires details that were not submitted as part of the original application but are required to ensure the proposal has a satisfactory surface water solution to prevent an increased risk of flooding. These details will minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development.~~

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

C14 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), additions or alterations to the roof (Part 1 Class B and Class C), porches (Part 1 Class D), curtilage buildings (Part 1 Class E), hard surfacing (Part 1, Class F) or means of enclosure (Part 2 Class A) shall be erected/constructed on the two semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV without first obtaining planning permission.

Reason: To protect the wider character of the conservation area and Area Of Outstanding Natural Beauty in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and policies OE1 of the Publication Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – Already Discharged P/18/083/DISCON

~~**C15** 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. These details should include details for any water and energy saving measures and for the two self-catering semi-detached dwellings, hereby approved, and Units 1-3 of Phase 4 of P/16/113/ROV in particular, these shall be designed and built to meet a water efficiency requirement of 110 litres/person/day. For the rest of the hotel any new fixtures and fittings requiring a connection to the electricity and water supply shall be of a low-use (water and energy) design and the scheme shall include the installation and use of rainwater harvesting for garden use. 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 original application but are required to ensure the development minimises the impact upon the infrastructure of the islands. In accordance with Policy 6 of the adopted Isles of Scilly Local Plan 2005 policies SS1 and SS2 of the Publication Draft Isles of Scilly Local Plan 2015-2030~~

PRE-COMMENCEMENT CONDITION – Already Discharged P/18/083/DISCON

~~**C16** Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:—~~

- ~~o — Details and locations of all existing trees and hedgerows on the land, identify trees and hedges to be retained and outline measures for their protection during the course of the development.~~

- o ~~Protection of the Garrison Walls through appropriate fencing to protect important lichen species.~~
- o ~~Methods to remove and destroy invasive non-native plant species from the site, without causing them to spread.~~
- o ~~The type and source location of plants, shrubs and trees including planting density where these provide screening or boundary features.~~
- o ~~Details of any hard landscaping areas including the materials such as patio and walls.~~
- o ~~Details and locations of suitable bat boxes and bird nesting sites.~~

~~Once approved, the works required by the landscaping scheme shall be carried out in full during the first planting season (15th September and 15th March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species.~~

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 landscaping and biodiversity enhancements which can assimilate the development into the landscape and to safeguard the appearance and character of this part of the Islands in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies OE1 and OE2 of the Publication Draft Isles of Scilly Local Plan 2015-2030

PRE-COMMENCEMENT CONDITION - Already Discharged P/18/083/DISCON

- C17** ~~Prior to the commencement of the development hereby approved, a car parking scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include detailed scale drawings of car parking spaces and suitably dimensioned turning space, clear of the parking space suitable for emergency vehicles, deliveries and refuse vehicles. Once approved, the car parking scheme shall be carried out in full during the first construction phase and retained as approved thereafter.~~

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 and minimise the impact upon highway safety, as a result of the development and to ensure the site is served by safe means of vehicular access suitable for emergency vehicles in accordance with policies 1 and 2 the adopted Isles of Scilly Local Plan 2005 and policies SS9 of the Publication Draft Isles of Scilly Local Plan 2015-2030

ALL SERVICES UNDERGROUND


- C18** Any new electricity, water, sewage, telephone and cabling services to the building shall be placed underground.

Reason: In the interest of the visual amenities of this Islands area and the character and siting of the building.

RESTRICTION OF CONSTRUCTION WORKS OUTSIDE THE MAIN TOURISM SEASON

- C19** The construction period of the development, hereby permitted shall be scheduled to avoid the main tourist season and be carried out between October and March only on any year. The development shall further be managed and maintained in accordance with considerate constructor scheme practices.

Reason: To minimise the impact on tourism related businesses in the vicinity of the proposal.

	Print Name:	Lisa Walton	09/05/2022
	Job Title:	Chief Planning Officer	
	Signed:		
	Authorised Officer with Delegated Authority to determine Planning Applications		