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By Liv Rickman at 11:06 am, Aug 22, 2022

Council of the Isles of Scilly Planning Application

Ref: P/22/048/FUL

Consultation Response

Date: 1st August 2022
Ref: P/22/048/FUL
Site: St Martin's Vineyard And Winery, Higher Town, St Martin's, Isles Of Scilly, TR25 0QL
Proposal: Erection of a staff dwelling with associated landscaping at St Martin's Vineyard (re-submission of planning permission P/19/060/FUL)

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 22nd August 2022 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p22048ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the 22nd August 2022 then I will assume you have no comments to make.

Comments

The AONB partners have been consulted on the application, please see their comments below.

Regarding the Biodiversity Enhancement Scheme as outlined in the Planning Application, and which appear to be seeking to deliver one of the conditions on the previous application for the site that this application seeks to replace. This condition stated:

Prior to the first occupation of the dwelling, 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.

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

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Plan 2005 and Policies SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan 2015-2030. It is good to note that the applicant has provided details for the proposed bat, bird and bee boxes and the installation of these as outlined should be conditional should planning permission be granted. It is not clear if any new landscaping is proposed, but assuming that it is, the condition relating to native species from sustainable sources should be retained, if planning permission is granted.

Our Historic England representative has said that visually the proposal for a relatively modest timber shed-type building. seems fairly low key, and the design is not inappropriate to the setting. Screening will be provided by tall thick hedges all around.

Our farming representative has described the application as a wholly appropriate development which is sympathetic to its location and environment and supports a developing rural business but has noted that the application form describes the proposed development as a '*staff dwelling*'. The understanding locally is that this development is intended to be the principal and only residence for the business owners who are currently residing with (a recently extended) temporary permission in a yurt on the site. He has suggested that the Planning Authority remove any possible ambiguity from this application by confirming whether this dwelling is intended for '*staff*' (suggesting additional people on site as employees or 'volunteers' and potential for further future developments to replace the owners' yurt), or whether it is actually intended for '*owners*' accommodation and will be accompanied by a concurrent removal of the yurt (in line with current understanding).

The planning application should be determined on the facts of the clarified and confirmed intention and cemented with an appropriate condition. This will help the Planning Authority avoid an unwelcome situation similar to that which has arisen with '*staff accommodation*' at the Shepherds Huts in Lowertown.

Name: Isles of Scilly AONB

Date: 19/08/2022