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Council of the Isles of Scilly
Town Hall
The Parade
St Marys
TR21 0LW



20 July 2022

Our Ref: P1052

Submitted via Planning Portal
Planning Portal Ref: PP-11393091

Dear Sir / Madam

RE: Cobblers Row, off New Grimsby Quay, Tresco, Isles of Scilly
Full Planning Application

We write on behalf of our client, the Maritime Coastguard Agency (MCA), to submit a full planning application for the provision of a detached garage for the storage of a Maritime rescue vehicle and associated equipment Off New Grimsby Quay, Tresco.

Background

The Site is located at the end of Cobblers Row, off New Grimsby Quay and is currently occupied by the Fire Brigade (which the MCA used to part-occupy) and an ambulance station. The Site is also adjacent to a BT vehicle charging point.

The new building is required by the MCA to house a Maritime rescue vehicle and is vital to the successful operation of the MCA on the islands.

The Proposals

The proposals comprise the provision of a detached garage building that will house a Maritime rescue vehicle and associated equipment, including battery charging facilities and rescue equipment.

The garage will be constructed in timber over a reinforced concrete slab. The roof will be apex and provided with felt coverings.

In terms of utilities, the structure will be served with electrics only to allow the trickle charging of the emergency response vehicle, in addition to the battery packs for personal radios to be used by MCA volunteers.

The garage will be 3.5metres by 6metres and provided to a maximum height of 3metres to the top of the roof apex. This is commensurate in scale and height with surrounding built form.

Planning Policy Framework

National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (NPPF), adopted in July 2018 and updated in 2021. This is a material consideration when determining planning applications.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations

indicate otherwise. The Statutory Development Plan comprises of the policies set out in the Isles of Scilly Local Plan 2015-2030, adopted March 2021.

The Main Considerations

Principle of the proposals

Policy WC1 of the Local Plan states that 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.

In the supporting text to the Policy it is noted that where businesses grow and intensify their activity, support will be given to extend or provide new premises, provided there is no unacceptable impact on the appearance and character of the landscape and other special island qualities.

Policy WC3 relates to new employment development and supports that the erection of new buildings for employment use will be permitted provided that the proposals accord with Policy WC1 and where, inter alia:

- a) *it is well integrated within an existing development; or*
- b) *it is in the countryside where the business activity and scale is appropriate to its location and demonstrates a functional and/or operational requirement to be in such a location; or*
- c) *it is an extension to an existing business where relocation would be impractical or unviable; and in all cases*
- d) *it does not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies within the Local Plan.*

The proposals are required by the MCA for the storage of an emergency rescue vehicle and associated equipment including charging points for team radios. The proposals therefore represent a vital resource for the wider Isles both in terms of visitors and residents.

It is important that the facility is provided in close proximity to the New Grimsby Quay to support the wider MCA operation across the Isles.

The proposals are considered to be commensurate with and appropriate to surrounding development and uses which include a Fire Brigade Station and Ambulance Station and an existing charging point for BT vehicles.

The principle of the proposals is therefore considered to be acceptable.

Design and Appearance

The Site forms part of the Isles of Scilly Area of Outstanding Natural Beauty (AONB), which covers the entire islands.

Under Policy OE1 (part 1) development will only be permitted where it aligns with the statutory purpose of AONB's and therefore conserves and enhance the island's landscape, seascape and scenic beauty. Development must take into account and respect the following, inter alia:

- a) *The distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape;*
- b) *Other qualities, such as important features and views; and*
- c) *The Isles of Scilly Landscape Character Study.*

Policy SS2 supports that development will not be permitted if it is considered to be of poor or unsustainable design. New development must be of a high-quality design and contribute to the islands' distinctiveness and social, economic and environmental elements.

The proposed garage has been considered and designed in the context of the surrounding buildings and structures.

The design and materials are commensurate with their surroundings and would be of high quality.

The setting of the proposals, at the end of Cobblers Row, and adjacent to existing buildings and structures, would conserve the islands' landscape setting and would not be visible from within the wider landscape setting.

The proposals will provide an appropriate form of development using high quality materials in a location where it would not be visually intrusive and would support a vital island function.

Highways and Parking

The proposals seek to compliment and support the existing MCA operation across the islands. The storage of a single emergency rescue vehicle on the Site will not have a negative impact on the surrounding highway network and would only be utilised in emergency situations.

Application documentation

Please find enclosed the following documents for the consideration of Officers:

1. Completed application forms dated 20 July 2022
2. Site Location Plan at a scale 1:1250 at A4
3. Proposed Site Layout Plan
4. Proposed visuals and dimensions
5. Design and Access Statement

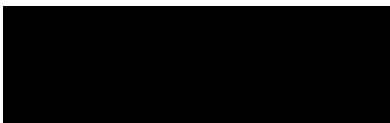
The application has been submitted electronically via the planning portal (planning portal reference: **PP-11393091**).

The application fee of **£266.20** has been paid electronically at the time of submission (which includes the service charge).

We trust that you have all the required documentation to validate this application and look forward to confirmation shortly.

If you have any queries please contact Samuel Palmer of this office.

Yours faithfully



Samuel Palmer
Director

on behalf of Chroma Planning and Development Ltd



W: www.chromaplanning.com