



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 2015

PERMISSION FOR DEVELOPMENT

Application No: P/22/073/COU **Date Application Registered:** 27th October 2022

Applicant: Mr Adam Morton
Par Cottage
Higher Town
St Martin's
Isles Of Scilly
TR25 0QL

Site address: Land South Of Track Behind Par Beach Higher Town St Martin's Isles Of Scilly
Proposal: Change of use from agricultural land to glamping pod/shepherds hut for holiday rental and emergency staff quarters for "Adams Fish & Chips" restaurant.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above use of land for the siting of a single non-permanent structure 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 Local Plan (Amended)
- Plan 2 Block Plan
- Plan 3 East and West Elevations
- Plan 4 North and South Elevations
- Plan 5 Ground and Roof Heights
- Plan 6 Floor Plan
- Plan 7 Roof Plan
- Plan 8 Proposed Green Roof Materials
- Plan 9 Proposed Materials
- Planning Statement (Amended)
- 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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).

C3 The Eco-Glamping Pod hereby permitted shall not be occupied other than by short let

holiday accommodation or seasonal staff in conjunction with the applicant's business Adams Fish and Chips and/or other businesses on the island of St Martins only, on a seasonal basis from March through to October. For the avoidance of doubt the accommodation shall not be occupied as a second or holiday home. The owner of the accommodation shall maintain a record of the occupants of the accommodation, together with their work location and activity, and shall make the records available to the Local Planning Authority on request to demonstrate compliance with this condition.

Reason: To ensure that the development is occupied as short let holiday accommodation or seasonal staff accommodation only, in accordance with Policy WC5 and LC4(2) of the Isles of Scilly Local Plan 2015-2030.

C4 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 external illumination 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 this rural area and preserve the dark night skies of the Isles of Scilly and the St Martin's Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030.

C5 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-First Use Condition: Site Restoration Plan

C6 Before the first use of the Eco-Glamping Pod, hereby approved, a scheme of work to restore the site to its former condition, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be restored in accordance with these details to its former condition on or before 22/12/2048 or in the case of its redundancy, whichever is the sooner, unless the Local Planning Authority gives any written consent to any variation.

Reason: The proposal is for a change of use of land for the siting of a non-permanent structure. The most recent coastal modelling data, suggests there are increasingly greater risks to this site, from coastal flooding. This suggests parts of St Martins being more affected and the site being potentially unsuitable for the development, as approved in the future. Continuation of the approved use will need to be re-considered in light of changing climate and flood risk conditions within the next 25 years.

PRE-COMMENCEMENT CONDITION: Sustainable Design Measures

C7 Prior to the commencement of the development, hereby approved, a detailed scheme of specific sustainable design measures to minimise water usage and energy consumption shall be submitted to and approved in writing by the Local Planning Authority. This should include measures to ensure a water consumption standard of no more than 110 litres per person, per day. The agreed details shall be installed as approved prior to the first occupation of the dwelling 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 Policies SS6 of the Isles of Scilly Local Plan (2015-2030) and to minimise the impact of the development on precious water resources of the islands.

PRE-COMMENCEMENT CONDITION: 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 Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

Pre-First Use Condition: Biodiversity Landscaping Enhancements

C9 Before the Eco-Glamping Pod, hereby approved, is first brought into use a plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the planting of sustainably sourced native plants as well as appropriately sited bat boxes and bird nesting boxes, within the site boundary. Any tree or hedge within the approved landscaping scheme, found to be dying, damaged or diseased within 5 years from the date on which the scheme has been completed shall be replaced with the same species. The planting approved and habitat features shall be carried out/installed within the first 6 months following completion of the development and all construction materials and outdoor storage of non-domestic materials shall be removed from the site and the planting maintained thereafter.

Reason: To ensure appropriate landscaping is provided to preserve the wider character of the Conservation Area and to ensure appropriate biodiversity net-gain measures in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan 2015-2030.

Further Information

1. 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.
2. Fire Safety: Access and Facilities for the Fire Service as detailed in B5 AD B Volume 2 will be required. You will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances. 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.
3. 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.
4. 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.
5. Private Water Supply (PWS): If the proposal includes a new private water supply the applicant is required to complete the PWS questionnaire, available on the Council's website page: Private Water Supplies | Council of the ISLES OF SCILLY (right hand column) and send the completed questionnaire to environmentalhealth@scilly.gov.uk.
6. Registering for appropriate Business Rates/Council Tax: To ensure appropriate contributions are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk.
7. This decision is not a determination under the Building Regulations. 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. You can contact Building Control for further advice or to make a building control application: 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: 22nd December 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 Adam Morton

Please sign and complete this certificate.

This is to certify that decision notice: P/22/073/COU and the accompanying conditions have been read and understood by the applicant: Mr Adam Morton.

1. **I/we intend to commence the development as approved:** Change of use from agricultural land to glamping pod/shepherds hut for holiday rental and emergency staff quarters for "Adams Fish & Chips" restaurant at: Land South Of Track Behind Par Beach Higher Town St Martin'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:

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) as part of 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-COMMENCEMENT CONDITION(S)

- C7 Prior to the commencement of the development, hereby approved, a detailed scheme of specific sustainable design measures to minimise water usage and energy consumption shall be submitted to and approved in writing by the Local Planning Authority. This should include measures to ensure a water consumption standard of no more than 110 litres per person, per day. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.
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PRE-FIRST USE CONDITION(S)

- C6 Before the first use of the Eco-Glamping Pod, hereby approved, a scheme of work to restore the site to its former condition, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be restored in accordance with these details to its former condition on or before 22/12/2048 or in the case of its redundancy, whichever is the sooner, unless the Local Planning Authority gives any written consent to any variation.
- C9 Before the Eco-Glamping Pod, hereby approved, is first bought into use a plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the planting of sustainably sourced native plants as well as appropriately sited bat boxes and bird nesting boxes, within the site boundary. Any tree or hedge within the approved landscaping scheme, found to be dying, damaged or diseased within 5 years from the date on which the scheme has been completed shall be replaced with the same species. The planting approved and habitat features shall be carried out/installed within the first 6 months following completion of the development and all construction materials and outdoor storage of non-domestic materials shall be removed from the site and the planting maintained thereafter.



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 un-authorised 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
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

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 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

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

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

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

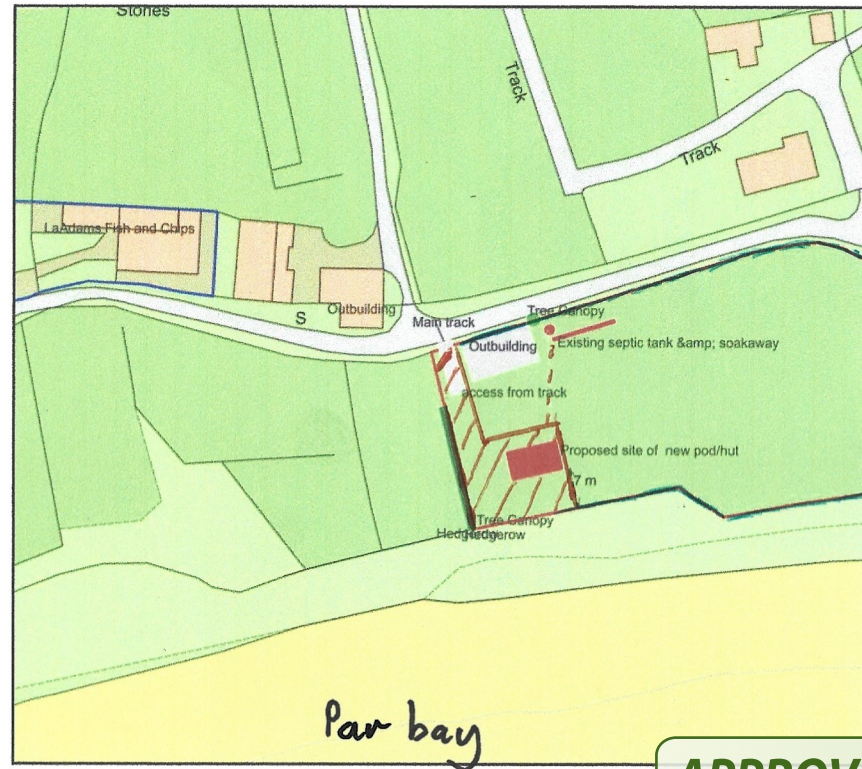
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

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 Liv Rickman at 9:54 am, Oct 21, 2022

Eco Glamping pod for Little Arthur Accommodation



APPROVED

By Lisa Walton at 2:41 pm, Dec 22, 2022



Plan Produced for: Adam & Fiona Morton

Date Produced: 08 Oct 2022

Plan Reference Number: TQRQM22281104551346

Scale: 1:1250 @ A4

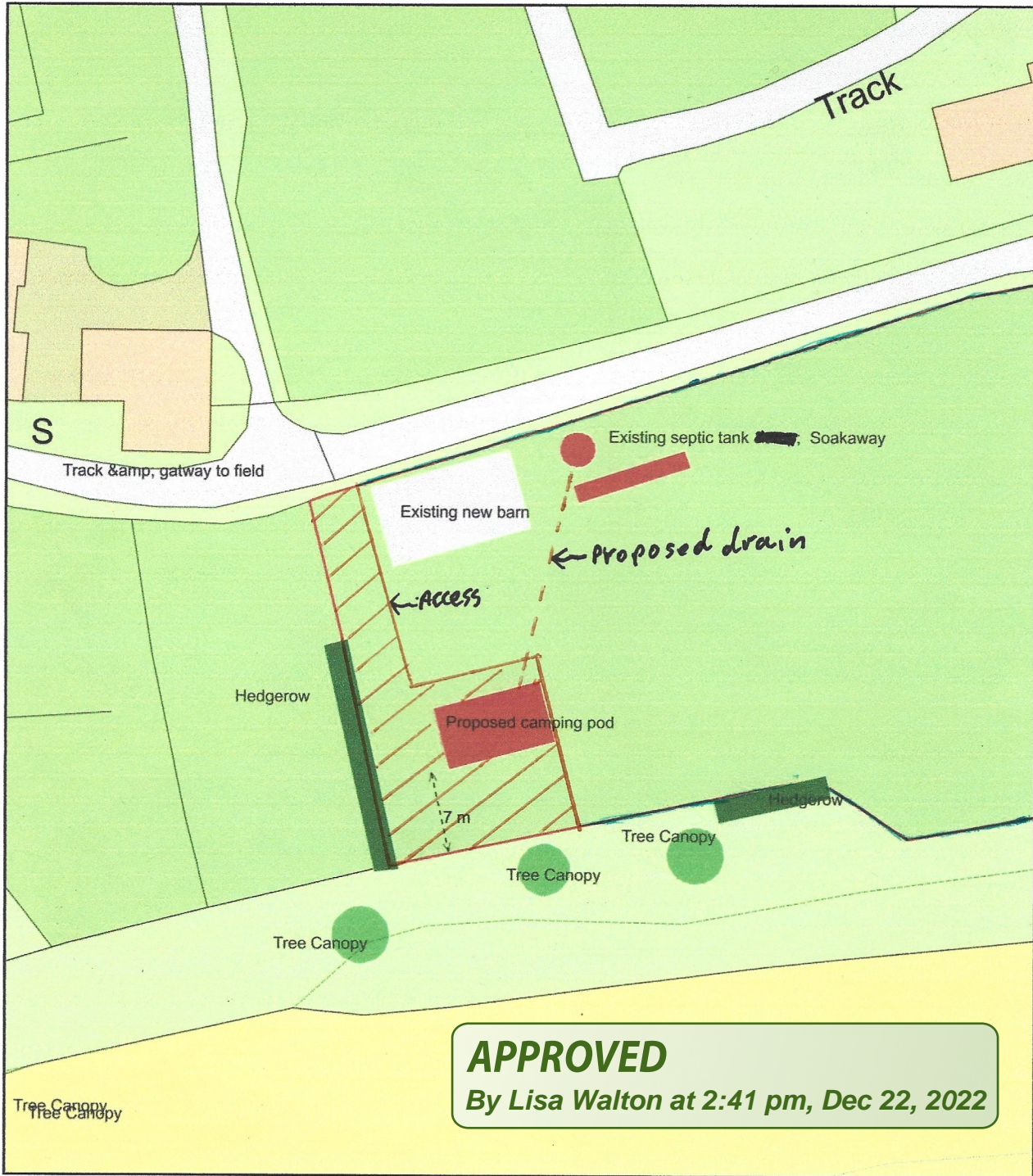
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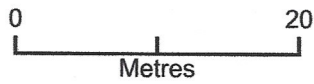
By Liv Rickman at 10:00 am, Oct 21, 2022

Site plan



APPROVED

By Lisa Walton at 2:41 pm, Dec 22, 2022

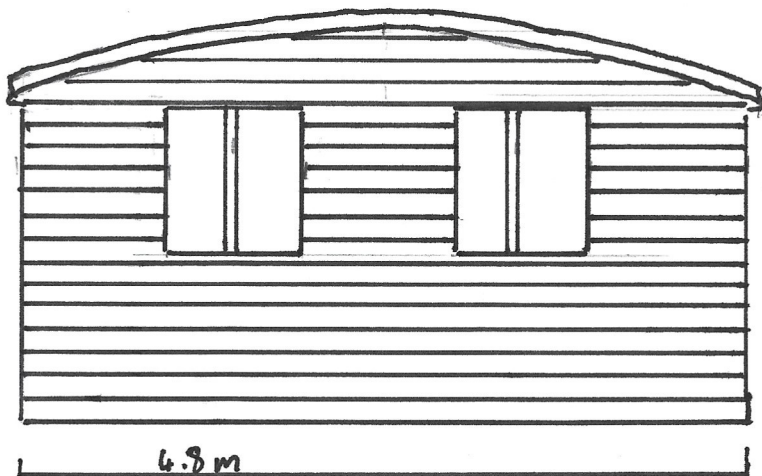


Plan Produced for: Adam Morton
Date Produced: 11 Oct 2022
Plan Reference Number: TQRQM22284120522321
Scale: 1:500 @ A4

RECEIVED

By Liv Rickman at 10:05 am, Oct 21, 2022

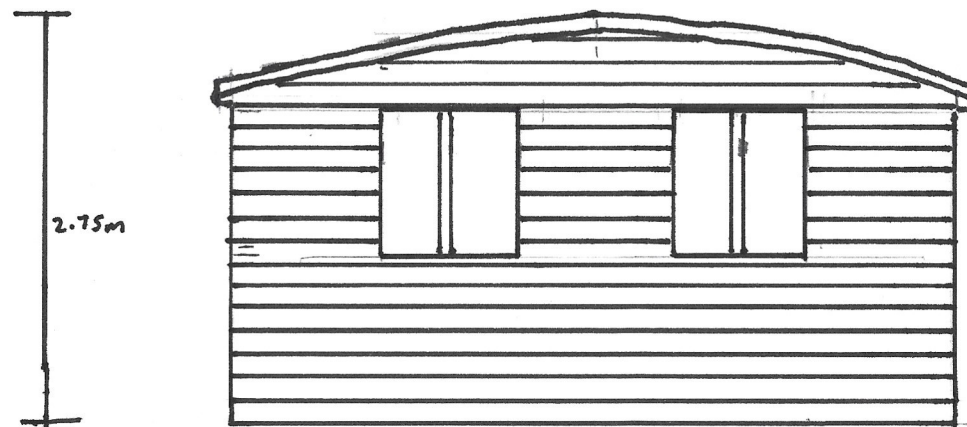
Scale 50:1 west



APPROVED

By Lisa Walton at 2:41 pm, Dec 22, 2022

East



RECEIVED

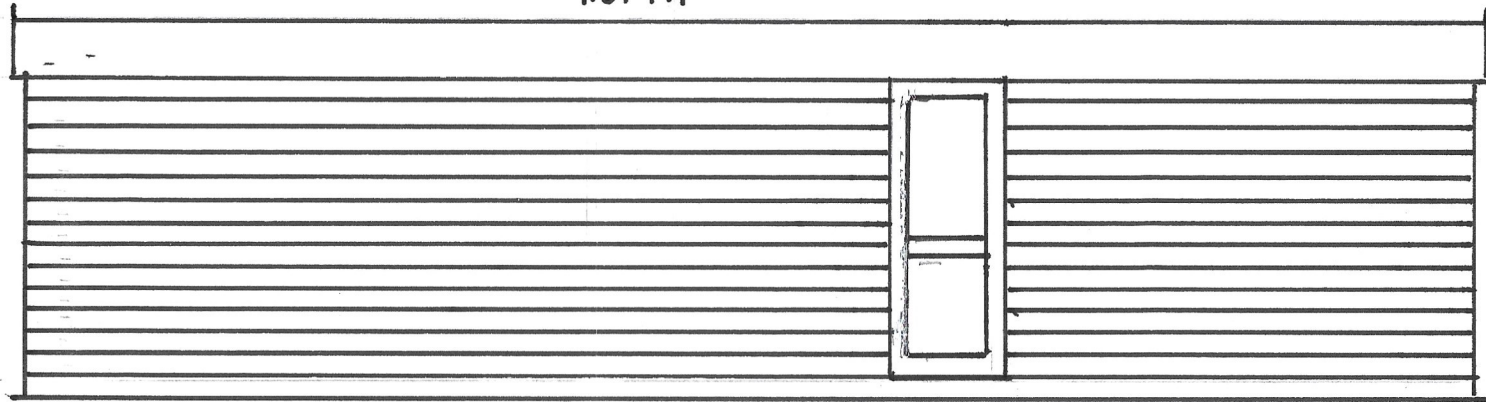
By Liv Rickman at 10:15 am, Oct 21, 2022

APPROVED

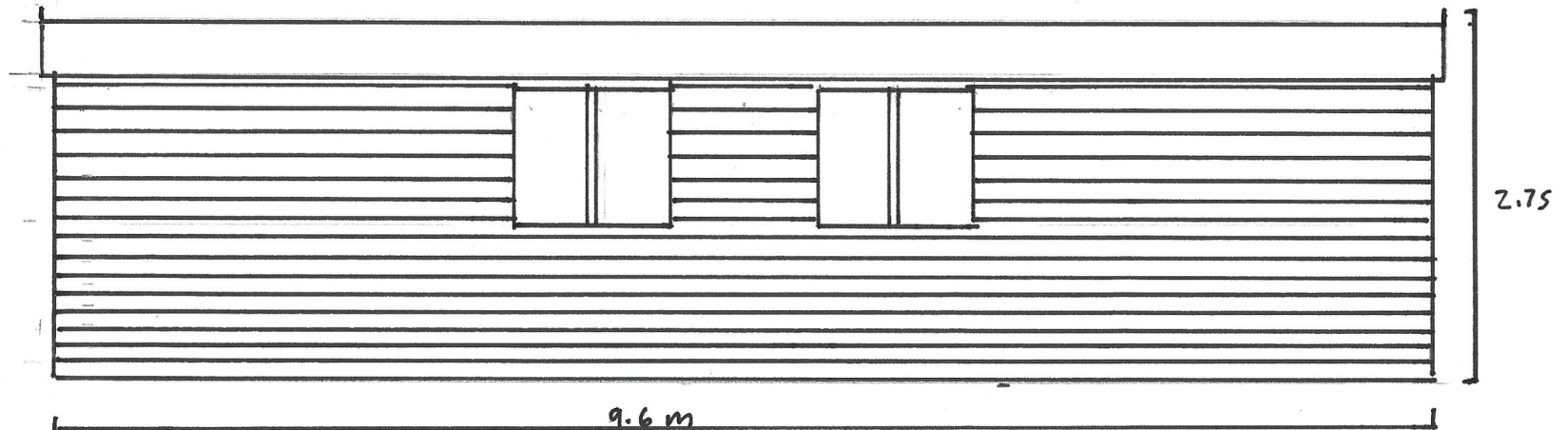
By Lisa Walton at 2:42 pm, Dec 22, 2022

Scale 50:1

North



South



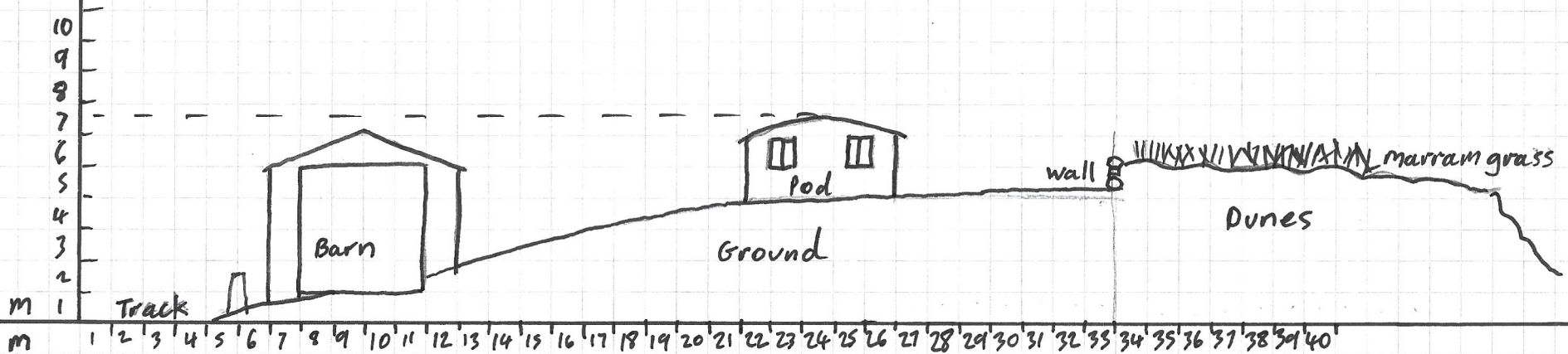
APPROVED

By Lisa Walton at 2:42 pm, Dec 22, 2022

RECEIVED

By Liv Rickman at 10:20 am, Oct 21, 2022

Estimated ground heights & slope. Hedges not shown

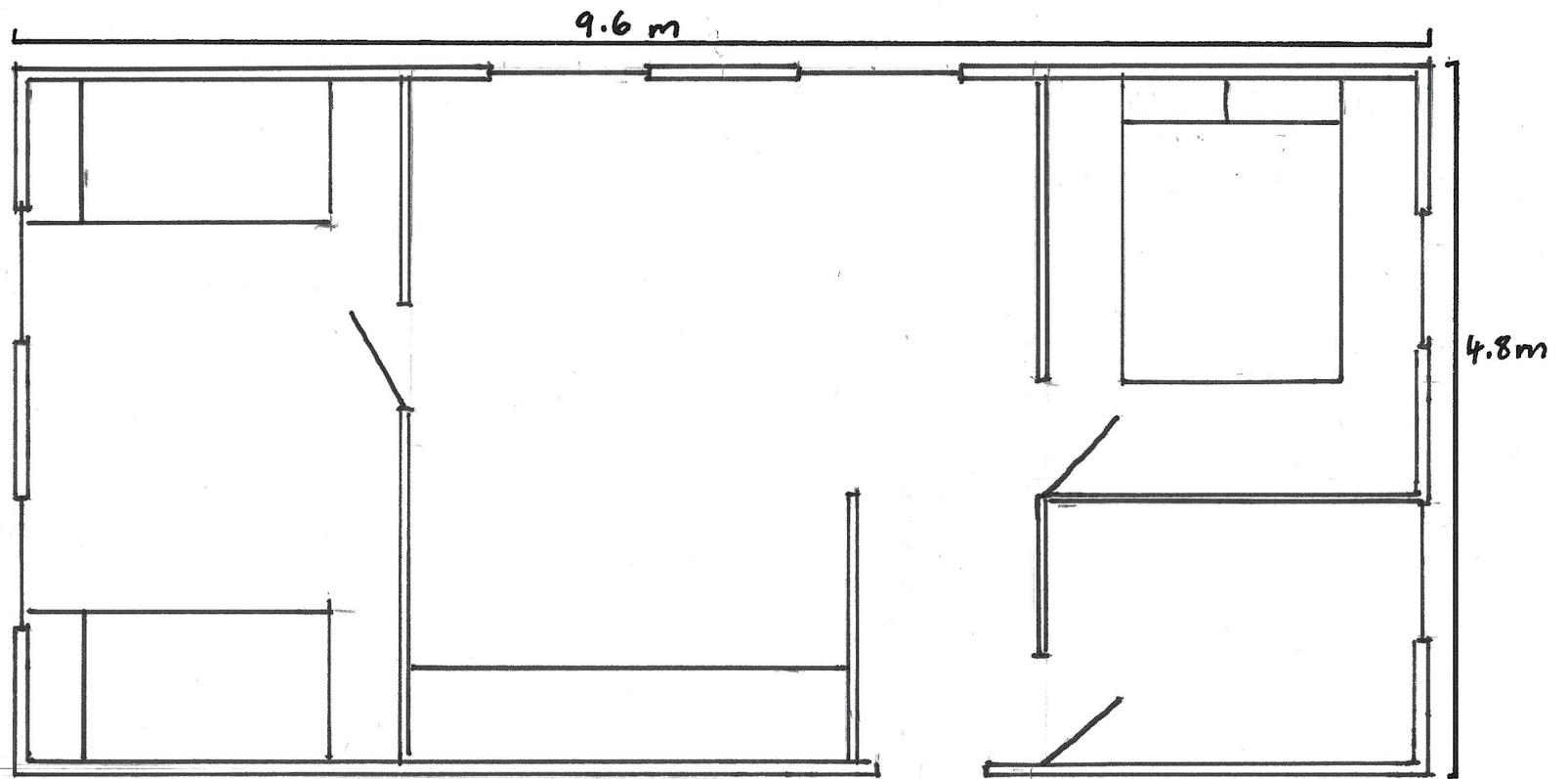


APPROVED
By Lisa Walton at 2:42 pm, Dec 22, 2022

RECEIVED
By Liv Rickman at 2:51 pm, Oct 12, 2022

Scale 50:1

Plan view



RECEIVED

By Liv Rickman at 10:25 am, Oct 21, 2022

APPROVED

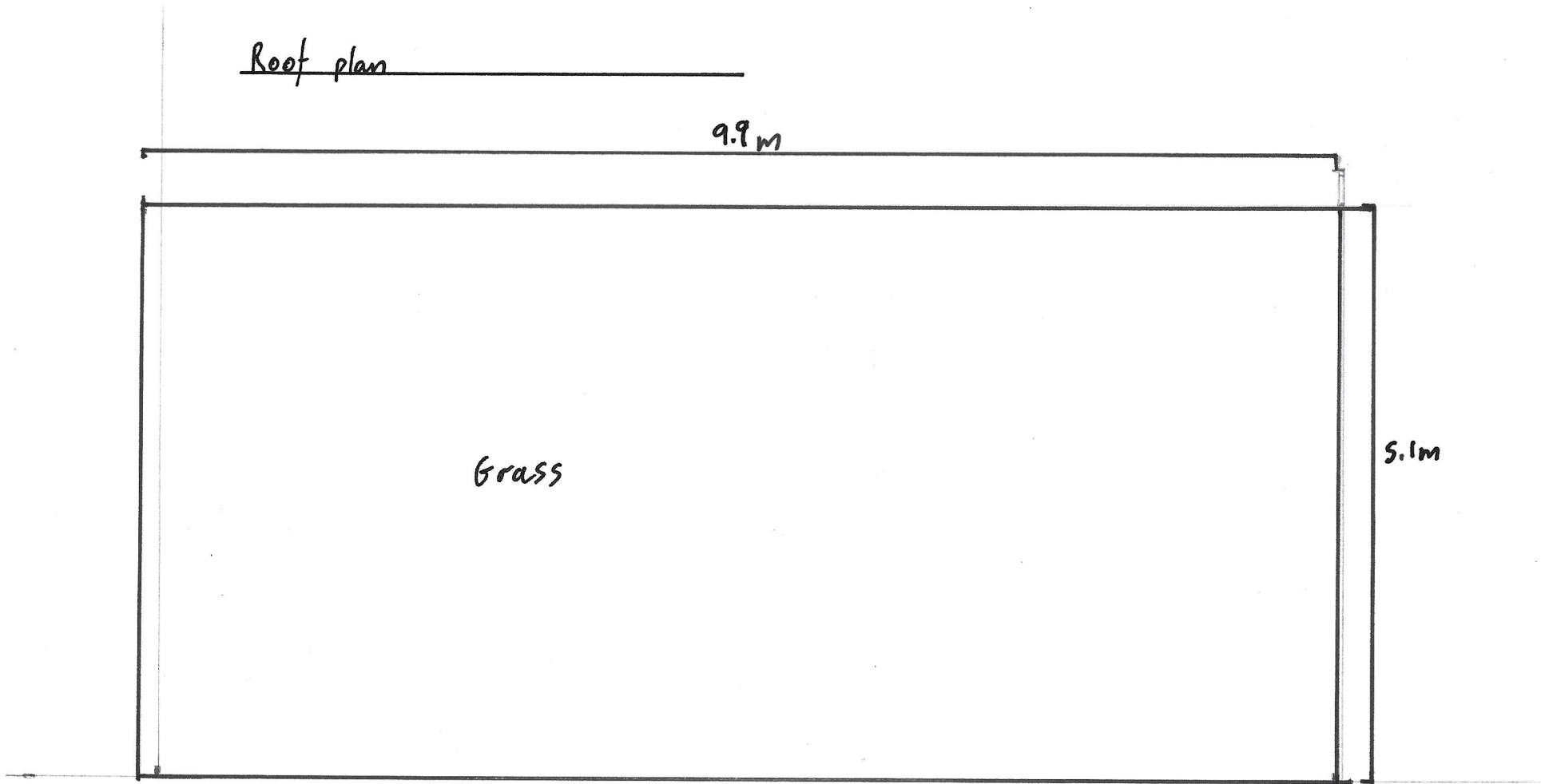
By Lisa Walton at 2:42 pm, Dec 22, 2022

Roof plan

9.9m

Grass

5.1m



RECEIVED

By Liv Rickman at 10:23 am, Oct 21, 2022

APPROVED

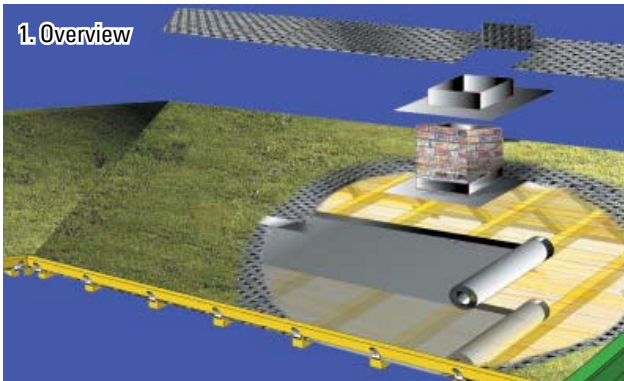
By Lisa Walton at 2:42 pm, Dec 22, 2022

OLDROYD® Fixing Guide for Pitched Green Roofs

A step-by-step guide to assembling a green roof with a 10° - 40° pitch

Follow the steps detailed in this guide to create a complete pitched green roof...

1. Overview



Typically the studded Oldroyd Xv Green membrane is laid over a suitable exterior grade bitumen-based roofing felt. The turf or sedum layer is then laid directly onto the Oldroyd Xv Green membrane.

2. Key materials



Good quality proprietary bitumen-based roofing felt, Oldroyd Xv Green cavity drainage membrane, Oldroyd turf hooks, Oldroyd turf roof plugs and nails, Oldroyd sealing mastic, eaves drip tray, Oldroyd pipe and/or chimney collars (if necessary).

3. Preparing the roof - 1



The roof would typically be constructed from timber, with the top surface boarded. Ensure roof and structure are strong enough to take the saturated weight of soil and plants (check with supplier).

4. Preparing the roof - 2



Chamfered timber should be fixed along the perimeter upstands to ensure the roofing felt and membrane deflect water away from the edges.

5. Waterproofing - 1



The roof should be waterproofed with a good proprietary bitumen-based roofing felt, for example Icopal Super D or similar BBA approved exterior grade. Roll out lengthways starting at the bottom (eaves) of the roof.

6. Waterproofing - 2



Working up the roof, roll out the next roll of roofing felt and tack into position. With temperatures less than around 0°C, warm the overlapping adhesive with warm air. It is inadvisable to use a naked flame.



7. Waterproofing - 3

Ensure the roofing felt overlaps at the apex (ridge).



8. Waterproofing - 4

Apply a double layer of roofing felt over any joints, for example at the ends of the ridgeline.



9. Waterproofing - 5

Use Oldroyd sealing mastic to seal thoroughly around visible tacks and any joints.



10. Eaves drip trays

A neat and waterproof edge can be created by using an eaves drip tray. This is simply nailed into position under the waterproof roofing felt. Use Oldroyd sealing mastic to ensure that nail holes are sealed.



11. Roof penetrations

Roof penetrations, for example chimneys, should be considered separately. Use sections of the felt cut to size to form a neat seal. Chimneys can be sealed with the Oldroyd chimney collar. Again, use Oldroyd sealing mastic to complete the watertight seal.



12. Oldroyd Turf Hooks-1

Front edging boards hold the growing medium in place and prevent it from slipping. The edging boards are secured to the roof using special Oldroyd Turf Hooks to ensure drainage is not impeded.



13. Oldroyd Turf Hooks - 2

Turf hooks should be installed in line with the rafters, at spacings no greater than 500mm.



14. Oldroyd Turf Hooks-3

Seal around the fixing screws with Oldroyd sealing mastic.

15. Front edging board



The front edging board is fixed to the turf hooks using screws.

16. Front edging board - complete



The completed board runs along the full length of the roof

17. Oldroyd Xv Green - rolling-out



The Oldroyd Xv Green is rolled out over the roofing felt as shown.

18. Oldroyd Xv Green - ends



Ensure that the Oldroyd Xv Green runs up to cover the chamfer and inside edge of the perimeter upstand.

19. Oldroyd Xv Green - cut to fit



Cut and trim Oldroyd Xv Green at corners to ensure a good fit around perimeter details.

20. Oldroyd Xv Green - plugs and nails



Oldroyd Xv Green is secured in position using nails and special Oldroyd turf roof plugs. The nails make a tight fit through the plugs which are designed to fit exactly within the membrane stud.

21. Oldroyd Xv Green - nail arrangement



Fixings should be staggered with a minimum spacing of 400mm at pitches below 20°, and 200mm for over 20° pitch.

22. Oldroyd Xv Green - fixing edges



Secure the Oldroyd Xv Green membrane to the perimeter upstand with Oldroyd fixing plugs and nails.



23. Oldroyd Xv Green - the next layer

Continue up the roof, rolling out the next layer. There should be a minimum horizontal overlap of 300mm for under 20° pitch, and a minimum of 200mm for over 20° pitch.



24. Oldroyd Xv Green - keep it straight!

When working up the roof, ensure that the new layer remains parallel to the previous layer.



25. Oldroyd Xv Green - overlapping joints

Ensure that all joints overlap. Vertical overlap should be at least 500mm.



26. Oldroyd Xv Green - seal the joints

Apply Oldroyd sealing mastic at the edge of all horizontal and vertical overlaps to ensure a waterproof seal. Also use to seal all visible turf roof plugs and nails.



27. Oldroyd Xv Green - covering the ridge

The final roll should be applied centrally over the ridge of the roof. Ensure overlaps are greater than the minimum requirement for pitch of roof (see step 23).



28. Oldroyd Xv Green - finishing off

Cut small pieces of Oldroyd Xv Green membrane to cover any remaining odd-shaped areas, for example at the end of the ridgeline.



29. Oldroyd Xv Green - around chimneys etc.

And also around chimneys.



30. Guttering

Guttering should now be installed.

31. Ready for soil and plants



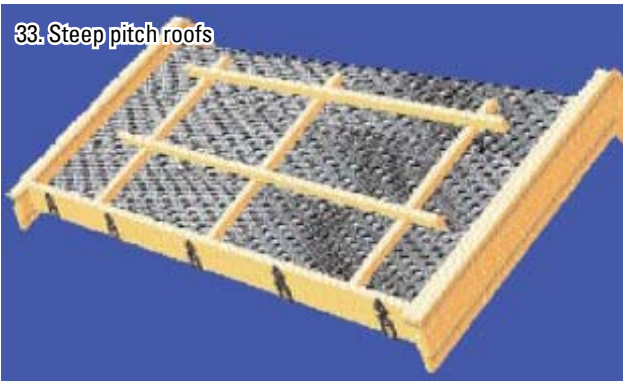
The construction, waterproofing and drainage is now ready for the installation of the soil and plants.

32. Capping strip



To stop water getting underneath the Oldroyd Xv Green membrane around the edge of the roof, a capping strip must be installed along the perimeter upstand.

33. Steep pitch roofs



On roofs with a pitch steeper than 20°, a free-standing timber framework must be constructed and rested against the front (eaves) edging board. This helps prevent soil slippage.

34. Soil



The roof soil is placed. A 300mm gravel border is recommended to provide ballast, prevent soil erosion at edges and act as a fire break.

35. Spreading



The soil should be spread evenly to a suitable depth for the plants. This will vary according to the chosen plant, check with your supplier.

36. Plants



Finally the plants are installed. In this case, turf is being used and it is rolled out lengthways along the roof.

37. Completed roof



Visit www.fixoldroyd.com for more information on the construction of turf and green roofs.

Oldroyd cavity drainage membranes are distributed in the UK by Safeguard Europe Ltd. Contact us for more information by telephone on **01403 210204** or email us at info@safeguardeurope.com.

www.safeguardeurope.com

Note: These steps are intended as a guide only, and before assembling a green roof we would advise contacting our technical department on **01403 210204**.

RECEIVED
By Liv Rickman at 10:09 am, Oct 21, 2022

APPROVED
By Lisa Walton at 2:42 pm, Dec 22, 2022

Materials

The pod will rest on concrete sleepers

Cladding will be Natural finish feather edge cladding (photo)

Windows will be timber & double glazed, finished in a light grey wood stain.

Roof will be sheathed in OSB , covered with a suitable membrane or GRP and finished with a turf roof system (details included)



RECEIVED

By Liv Rickman at 10:09 am, Oct 21, 2022

APPROVED

By Lisa Walton at 2:42 pm, Dec 22, 2022

Why we need it

As you will no doubt know from the news, fish & chip shops have been hit particularly hard, first from the pandemic and then the Ukraine conflict which has seen the cost of marine fuel double over the past year, Electricity prices double, and cooking oil almost treble in cost. Obviously in the islands we see the costs yet higher with the addition of freight. Add these to the existing problems of record inflation, the VAT threshold not rising & a nonexistent workforce. We have remained busy but only because we can't pass on the true increase in cost to the customer so it comes out of our earnings!

Some may say we have had a lot of planning proposals over the years but I would point out they still don't equate to the facilities & structures enjoyed by other businesses on the island- certainly not in earning potential! We have had to start from scratch as a new business to acquire the assets necessary to operate as there are none for sale or rent.

The planning committee recently granted consent to an 11m long shepherds hut right outside our bedroom window and in full view of higher town bay despite our concerns of overlooking. Also three shepherd's huts in Lower town clearly visible all the way down middle town hill. These are both to businesses already enjoying multiple holiday lets. Consent was given to two more huts only around 100m away from our proposed site as the previous owner had retired but retained the letting accommodation that went with the farm. I believe my proposal will have no more impact on the landscape than some of the above mentioned. It is also very much in line with the development permitted on Bryher where a similar business has also acquired staff accommodation and a pod for letting.

Adams fish and chips has been operating for 19 years now and will continue as long as possible but all the ancillary facilities & services such as fishing boats, water supplies, staff housing etc etc soak up most of our earnings and all of our time. We can't keep up the workload & investment forever without something to subsidize it/us a bit more. I think this to be in line with the local plan policy section 302 with a rise in our income with a sustainable development. It also supports our restaurant & fishing business with local food production section 305. The design of this development is also in line with developing the environmentally friendly holiday market section 306 & 313.

The pod /hut we have applied for is wider than most to give a better surface to volume ratio and use the extra space to target the family market rather than the couples all the units to date are suited for. This adds more choice for the so called "glamping market" on St.Martins (plan section 316) The most reliable source for customers for our fish & chips shop are the holiday lets in surrounding higher town. As soon as poor weather arrives, orders from the campsite or lower town cancel or stay away. We hope this will also help our customer numbers with perhaps another 300 meal/ nights a year or so.

Adam Morton

RECEIVED
By Liv Rickman at 2:46 pm, Oct 12, 2022

APPROVED
By Lisa Walton at 2:42 pm, Dec 22, 2022

Design & access statement

For the land change of use from agricultural to camping and sighting of a cabin/pod/hut with installation of Solar PV panels on existing barn roof.

Construction & design

Timber construction with natural finish timber cladding and a grass roof to reduce visual impact from above. It would rest on concrete sleepers to reduce height to almost all below the top of the Marram grass when viewed from the quay. Some of the grass roof may be visible but blending in fairly well. The timber would weather to silver grey in time (like the chip shop)

The site is shielded from the west by pittosporum hedges on neighbouring land and largely from the south by sand dunes & more pittosporum shrubs. Photos provided shows a digger parked on the site which gives an approximate height of the proposal and allows photos to be taken from different angles to assess visual impact. It cannot be seen from the quay. Just the tips of the roofs from the top of the beach directly outside the field. It can be seen from certain points on chapel down and from the road at the eastern end of higher town. We opted for a grass roof as it would be the most visible bit from higher ground.

The field is what might be termed "very rough grazing" and has been used primarily for boat & gear storage before the barn was built last year. It is pure blown sand so of no agricultural use. It has a flat area requiring no excavation for the project.

There is fresh water on site from the Fish & Chip shop & Little Arthur farm. There is also an electricity supply to the barn but we would look to install solar PV on the roof of the barn pictured, to supply the hut. We would install a conventional WC which would drain into the septic tank & soak away already in place & serving our home (Par cottage) & a toilet in the new barn. It would be flushed with rainwater also harvested from the barn roof similar to what we already do at the fish & chip shop.

There is already a gateway in the field to the main track which serves as access to the barn as well. It will provide easy fire or ambulance access also.

We would position the hut 7 m from our boundary with the dunes for fire safety.

The main point of this project is that it is a non permanent structure and so is not adding to the built on land of the island. It is constructed mainly from wood and will be supplied from renewable energy which should give it good environmental characteristics.