



Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
01720 424455
planning@scilly.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Field to the north-west of Troytown Dairy and Farm shop and west of Seaview House. Located south east from the campsite toilet and showering block.

More precise location - Easting - 87582.6669041951. Northing - 8087.767218698151

Applicant Details

Name/Company

Title

Mr

First name

Gavin

Surname

Heald

Company Name

Gav's Fish and Chips

Address

Address line 1

Old Woman's House

Address line 2

Address line 3

St Agnes

Town/City

Isles of Scilly

County

Cornwall

Country

United Kingdom

Postcode

TR22 0PL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

48.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

To set up a small (3.4m x 2m) mobile catering trailer on a small parcel of land which is located on Troytown Farm. From here I will serve a menu full of locally sourced ingredients, supporting many different small business and members of the community. I will source fish from Gwendra Fishing, which I will use to cook Fish and Chips and Lobster Scampi, to name a few of the dishes planned, and also sell a small quantity of fresh fish from a small display chiller. I will source beef from Downs Farm, Pork from Troytown, and I will hope to source salad from Tamerisk Farm, and eventually, in future years source my potatoes to make the chips from the other local farms on St Agnes, such as Westward Farm - a discussion about this has already taken place.

The land in questions official use is currently Agricultural. However the patch of land, which is between the Campsite and Farm shop, hasn't recently literally been farmed and is currently used for storage of camping gear, farm equipment, kayaks and a few small punts. There is a small area of benches towards the front patch of this field (most westerly area) where customers of Troytown Dairy sit and enjoy their ice creams and the view.

There is currently a large amount of pedestrian traffic which makes this site so favourable to me. A large number of visitors, both staying on St Agnes, and other islands across Scilly visit the farm shop and dairy. The campsite is one of the most popular sites to stay on Scilly, with its incredible views across to Annet, the Western Rocks, and Bishop Rock Lighthouse.

The road running past the proposed development site leads to the campsite and the Troytown Dairy, which sells local milk, ice cream and meats. The road connects you to the rest of the island.

The trailer would be situated on the land from April through to October. During the winter months the trailer would be moved to indoor barn storage.

The proposed opening hours would be limited throughout the week, only looking to open for 2/3 lunch and evening shifts.

The trailer will be gas powered and will not require a generator.

The trailer will also be fitted with canopy extraction system above the fryer and griddle. This is to minimise grease within the trailer, and to reduce unwanted odours connected with the trailer.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

The lands current use is officially Agricultural. However, this area of land in question hasn't been used for crops or grazing for a while now. The land needs tidying as it is currently a bit of a storage area. The site currently is a little overgrown towards the back hedge area, and the remainder of the field is used for storing camping gear, farm equipment and some boats. With permission to begin trading on this piece of land, a large tidy up of the area would be undertaken, smartening the look of the field in question.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

The site has had no recent Agricultural use and has had no other recent planning proposals here. It is currently used for storage, and has boats and equipment on the land which have been there for many years now. From April, the tidy up of this land will begin, in the intention of preparing the land for commercial use with the introduction of a catering trailer.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Cooking Equipment

Existing materials and finishes:

Brand new kit

Proposed materials and finishes:

Three pan gas fryer, gas griddle and gas bain-marie purchased new from Weston Catering, Somerset.

Type:

Other

Other (please specify):

Catering Trailer

Existing materials and finishes:

Brand new kit

Proposed materials and finishes:

Pod style trailer. To be purchased new from a bespoke trailer making company based on the Mainland. The trailer comes with a certificate of conformity with EU standards, and all parts are CE approved. The trailer has 1 large 'wing' like sales window on the long side of the trailer. The trailer will be finished with a light blue colour (RAL 5012). The chassis, frame and body are made of galvanised steel. Both sides are made by glass fibre reinforced plastics.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

For drawing of plans of the trailer and images of a similar model, please see the document attached labelled Proposed Structure. Please see a statement provided by the farm tenant, Sam Hicks. This attachment is labelled Sam Hicks Statement. Please see a statement provided by the freeholder, Duchy of Cornwall, written by Natalie Green. This attachment is labelled Duchy of Cornwall statement. For images of the land in its current state, biological and shrub information, see attachment labelled Location Information. Maps are also attached. Letters of support from local residents can also be found as an attached document labelled, Letters of Support.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

The intended development won't produce foul sewage.

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

During trading hours, temporary bins will be in place by the catering trailer. These bins will be clearly labelled, and have the appropriate commercial waste/recycling bags in them. They will have lids on them, to deter any pests or wildlife entering. Full rubbish bags will be stored in a dry sealed barn until waste can be appropriately disposed of at the waste centre at Per Conger.

The bins will be clearly labelled to attempt to avoid cross contamination of recyclable and non recyclable goods. The councils list of recyclable goods will be labelled on the recycling bin.

Cooking oil will be safely and appropriately disposed of at the recycling centre located at the top of Per Conger Quay, which Rick Legg oversees. In transit to the centre, the oil will be secured in a sealed container to avoid any spillages.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

There will be a small volume of waste water, roughly 5 litres , that will have to be disposed of each service. This will be disposed of into a nearby drain at the toilet block on the campsite or located elsewhere on the farm, or it will be directly disposed of into a cess pit. Discussion on this matter will take place with Tim and Sam Hicks in due course.

Residential/Dwelling Units

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E - Commercial, Business and Service

Unknown:

No

Monday to Friday:

Start Time:

10:00

End Time:

21:30

Saturday:

Start Time:

07:30

End Time:

10:30

Sunday / Bank Holiday:

Start Time:

10:00

End Time:

21:30

Use Class:

Other (Please specify)

Other (Please specify):

For a precise breakdown of opening hours please see attached document - labelled 'Opening Hours'

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Fresh fish will be handled and then cooked on the premises. The sale of fresh and cooked meats will also take place. Within the trailer gas powered kit will be installed, including; a 3 pan fryer, griddle and bain-marie. Also a fridge freezer will be installed within the trailer along with a small chilled display cabinet.

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance :

Liquid petroleum gas

Amount - Tonne(s):

0.0380

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/015

Date (must be pre-application submission)

17/03/2023

Details of the pre-application advice received

Informed that the proposal will need planning permission, due to a change in land use.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Seaview House

Number:

Suffix:

Address line 1:

Address Line 2:

St Agnes

Town/City:

Isles of Scilly

Postcode:

TR22 0PL

Date notice served (DD/MM/YYYY):

10/03/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Hugh House

Number:

Suffix:

Address line 1:

Address Line 2:

St Mary's

Town/City:

Isles of Scilly

Postcode:

TR21 0LS

Date notice served (DD/MM/YYYY):

20/03/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Troytown Farmhouse

Number:

Suffix:

Address line 1:

Address Line 2:

St Agnes

Town/City:

Isles of Scilly

Postcode:

TR22 0PL

Date notice served (DD/MM/YYYY):

10/03/2023

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Gavin

Surname

Heald

Declaration Date

20/03/2023

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gavin Heald

Date

22/03/2023