



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

## COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

### PERMISSION FOR VARIATION OF CONDITION

**Application No:** P/23/038/ROV      **Date Application Registered:** 7<sup>TH</sup> September 2023

**Applicant:** Mr James Faulconbridge  
St Martin's Vineyard and Winery  
Higher Town  
St Martin's  
Isles Of Scilly  
TR25 0QL

**Site Address:** St Martin's Vineyard and Winery Higher Town St Martin's Isles of Scilly TR25 0QL  
**Proposal:** Application to vary condition C3 of planning permission P/19/076/COU to extend time period of use of yurt as a temporary dwelling by an additional 3 years to 14th March 2027. P/19/076/COU approved 19th December 2019 for the change of use of land for the siting of a temporary yurt for accommodation in connection with the construction of staff accommodation dwelling (P/19/060/FUL) and holiday let units (P/19/059/FUL).

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried 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:**

- The 1:1200 scale location plan, Drawing Date: 05/11/2019
- Temporary Yurt Plan (floor plan, roof plan and elevations), Drawing Date: 05/11/2019

**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 1 of the Isles of Scilly Local Plan 2005.

~~C3 The temporary yurt accommodation, hereby approved shall be for a temporary 2 year period only as staff accommodation in connection with the St Martins Vineyard business and for no other purpose. This includes any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Within a period of 2 years from the~~

~~date of the tent being first erected (which shall be confirmed in writing), or upon the completion of the permanent dwelling (approved under P/19/060/FUL), whichever is the sooner, the yurt shall be removed from the site and the land reverted back to its original condition.~~

~~Reason: To ensure that the accommodation is occupied only by a person or persons employed locally in connection with St Martins Vineyard and the temporary structure is removed from site as soon as the accommodation is not required in accordance with Policy LC4 the submission Draft Isles of Scilly Local Plan 2015-2030~~

As Varied

**C3** The temporary yurt accommodation, hereby approved shall be for a temporary 4 year period only as staff accommodation in connection with the St Martins Vineyard business and for no other purpose. This includes any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Within a period of 7 years from 14<sup>th</sup> March 2020, or upon the completion of the permanent dwelling (approved under P/19/060/FUL), whichever is the sooner, the yurt shall be removed from the site and the land reverted back to its original condition.

Reason: To ensure that the accommodation is occupied only by a person or persons employed locally in connection with St Martins Vineyard and the temporary structure is removed from site as soon as the accommodation is not required in accordance with Policy LC4 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 floodlights or other forms of external lighting 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 the locality, including the amenities of neighbouring residential properties and 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 Submission Draft Isles of Scilly Local Plan 2015-2030.

#### Further Information

1. 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 the National Planning Policy Framework 2021.

Signed: 

Chief Planning officer

DATE OF ISSUE: 6<sup>th</sup> December 2023