



## COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
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 2015

### PERMISSION FOR DEVELOPMENT

Application No:	P/24/092/HH	Date Application Registered:	9th December 2024
Applicant:	Mr And Mrs Hicks 10 Parsons Field Hugh Town St Mary's Isles Of Scilly TR21 0JJ	Agent:	Mr Mike Bradbury Studio St Ives, Porthmeor View, Carthew Way, St Ives, TR26 1RJ
Site address:	10 Parsons Field Hugh Town St Mary's Isles Of Scilly TR21 0JJ		
Proposal:	Removal of section of boundary wall, construction of storage shed, removal of existing shed, creation of parking space and replacement of timber boundary fencing		

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:**
- Plan 1, Location Plan, Drawing Number: 2051-P01, Dated Sept 2024
  - Plan 2, Block Plan, Drawing Number: 2051-P02, Dated Sept 2024
  - Plan 3, Proposed Garden Plan and Elevations 1, Drawing Number: 2051-P04 Rev: A, Dated Oct 2024
  - Plan 4, Proposed Plan and Elevations 2, Drawing Number: 2051-P04 Rev: A, Dated Oct 2024
- 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 OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).
- C3 Prior to development above ground floor slab level details of the final finish / colour of all exposed timber to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the**

**development shall be carried out in full accordance with the approved schedule and samples.**

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development.

- C4 The shed / outbuilding hereby approved shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling known as 10 Parsons Field, and shall not be converted into habitable accommodation and shall not be used or occupied separately or severed thereafter.**

Reason: To safeguard the amenities of the local area and to ensure that the outbuilding is used only in connection with the existing dwelling.

- C5 No external lighting shall be installed to the dwelling or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.**

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 Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

- C6 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

#### **PRE-COMMENCEMENT CONDITION: Submission of a Site Waste Management Plan**

- C7 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 ensure appropriate reduction and management of waste, to be submitted and agreed by the Local Planning Authority. In accordance with Policy SS2(2) of the 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 creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations, where required, 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](mailto:buildingcontrol@cornwall.gov.uk).
3. 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 payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
4. 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 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.

There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)

5. Based on the information available this permission is considered to be one which **will not** require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.

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:** 03 February 2025



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
☎0300 1234 105  
✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mr And Mrs Hicks

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/092/HH and the accompanying conditions have been read and understood by the applicant: Mr And Mrs Hicks.

1. **I/we intend to commence the development as approved:** Removal of section of boundary wall, construction of storage shed, removal of existing shed, creation of parking space and replacement of timber boundary fencing at: 10 Parsons Field Hugh Town St Mary's Isles Of Scilly TR21 0JJ 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) 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.

**PRE-COMMENCEMENT CONDITION(S)**

- C7 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.



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Planning Department

Old Wesleyan, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

☎01720 424455

✉[planning@scilly.gov.uk](mailto: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 - £43per application
- Other permissions - £145 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 £43 for householder type applications and £293 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](mailto: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**

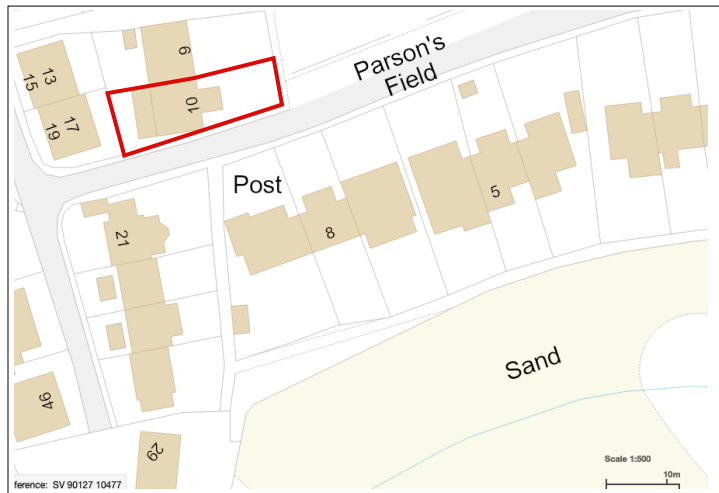
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

### **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.



An aerial photograph of a residential neighborhood. A yellow rectangular bounding box is drawn around a specific building located in the center-right of the image. The building is a two-story structure with a light-colored roof and walls. It is surrounded by other houses, some with dark roofs, and a paved road. Several cars are parked along the road to the right of the highlighted building. The overall scene is a typical suburban residential area.

An aerial photograph of a residential neighborhood. A red rectangle is drawn on the map, highlighting a specific lot. The lot is situated between a street on the left and a street on the right. It is adjacent to a larger, irregularly shaped lot to its north and a smaller, rectangular lot to its south. The highlighted lot appears to be a standard rectangular residential lot. The surrounding area includes other residential lots, some of which are shaded in gray, and a street that runs diagonally across the bottom of the image.

Note: OS Map reproduced under 'Landmark'  
Paper Map Copy Licence (PMCL) number  
670690383.708409

*By Liv Rickman at 3:27 pm, Dec 09, 2024*

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- 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS.

## AMENDMENTS

Porthmeor View  
Carthew Way  
St Ives  
TR26 1RJ  
07968 824045



MIKE BRADBURY  
DESIGN

P

-IOF

**Alterations to  
No.10 Parsons Field  
Little Porth, Hugh Town  
St.Mary's, Isles of Scilly  
for  
Scott and Jenny Hicks**

TITLE

## Location Plan

DRNG. NO

REVISION

2051-P01

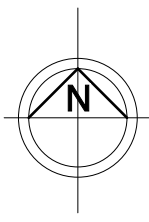
SCALE

DATE \_\_\_\_\_

1:1250 @ A3

**Sept 2024**

OFFICE USE / PRE-ISSUE




**RECEIVED**  
By Liv Rickman at 3:27 pm, Dec 09, 2024


- NOTES
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AMENDMENTS

**PLANNING**

Porthmeor View  
Carthew Way  
St Ives  
TR26 1RJ  
07968 824045

  
**MIKE BRADBURY  
DESIGN**



JOB  
**Alterations to  
No.10 Parsons Field  
Little Porth, Hugh Town  
St.Mary's, Isles of Scilly  
for  
Scott and Jenny Hicks**

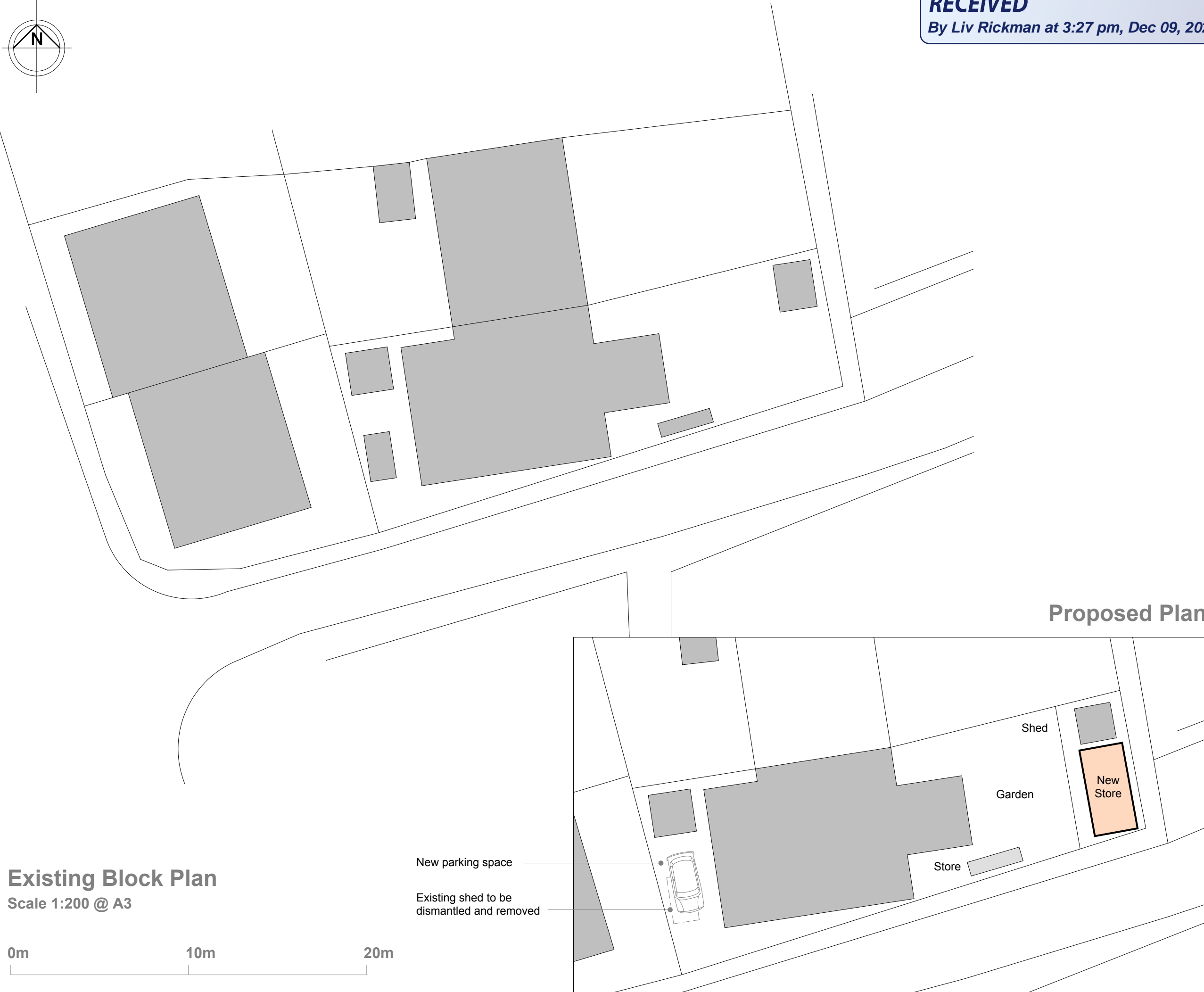
TITLE  
**Block Plan**

DRNG. NO. REVISION  
**2051-P02**

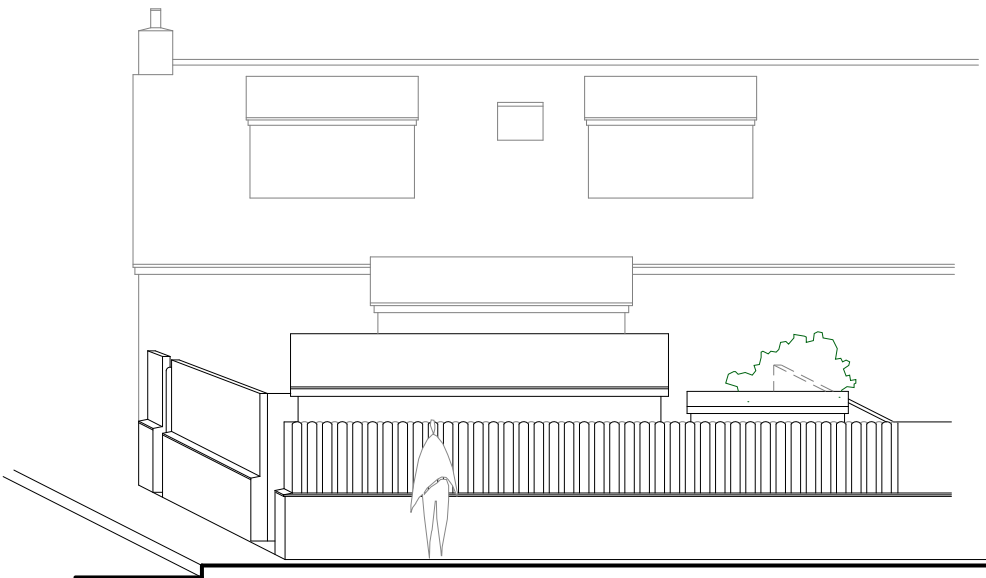
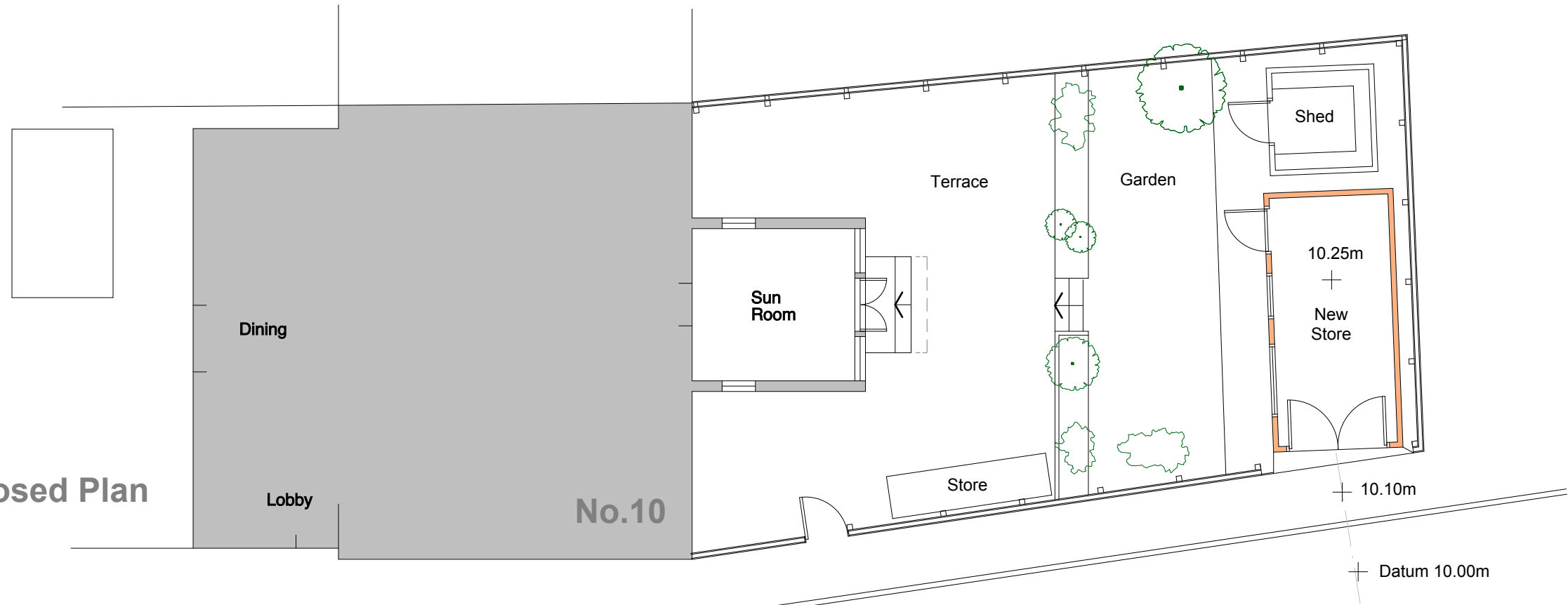
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1:200 @ A3 Sept 2024**

OFFICE USE / PRE-ISSUE

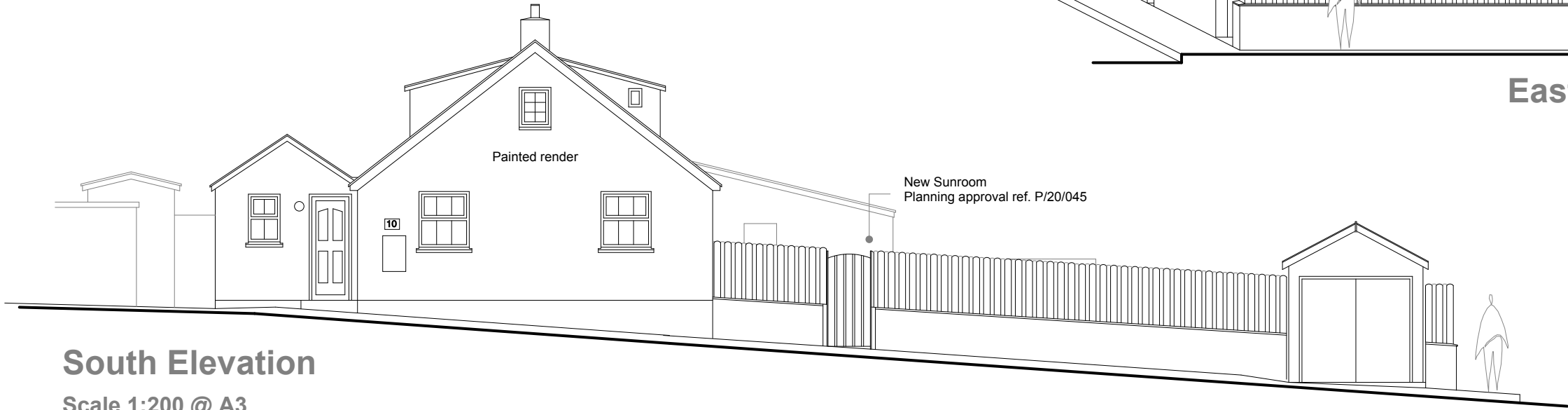
**Existing Block Plan**  
Scale 1:200 @ A3



Proposed Plan



East Elevation



South Elevation

Scale 1:200 @ A3



NOTES

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AMENDMENTS

- A Roof design changed from mono-pitch to converntional pitch with ridge. MRB 240125

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By Liv Rickman at 2:57 pm, Jan 24, 2025

PLANNING

Porthmeor View  
Carthew Way  
St Ives  
TR26 1RJ  
07968 824045



MIKE BRADBURY  
DESIGN

P2

JOB

Proposed New Store at  
No.10 Parsons Field  
Little Porth, Hugh Town  
St.Mary's, Isles of Scilly  
for  
Scott and Jenny Hicks

TITLE

Proposed Plan and Elevations

DRNG. NO.

2051-P04

REVISION

A

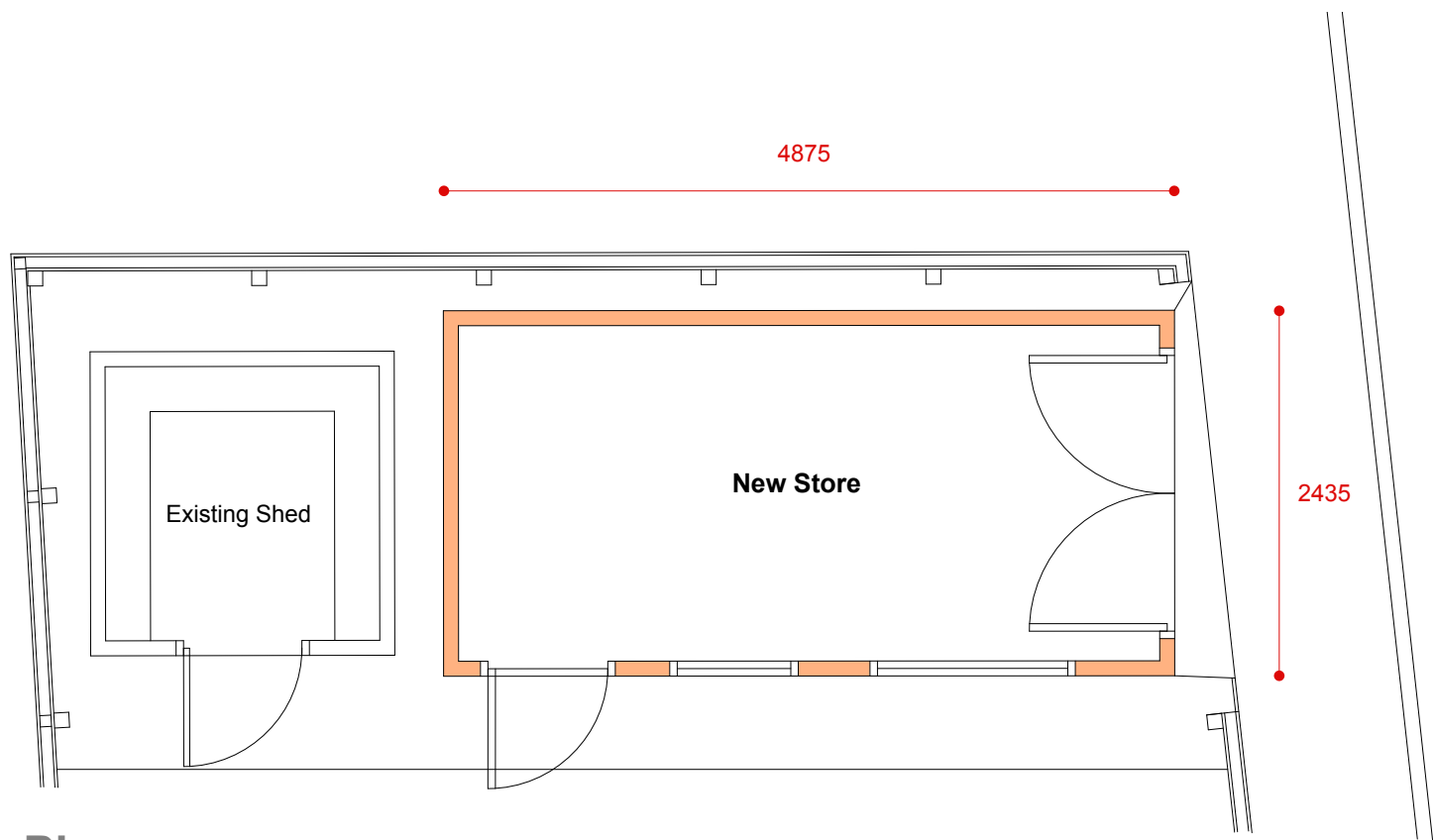
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1:100@ A3

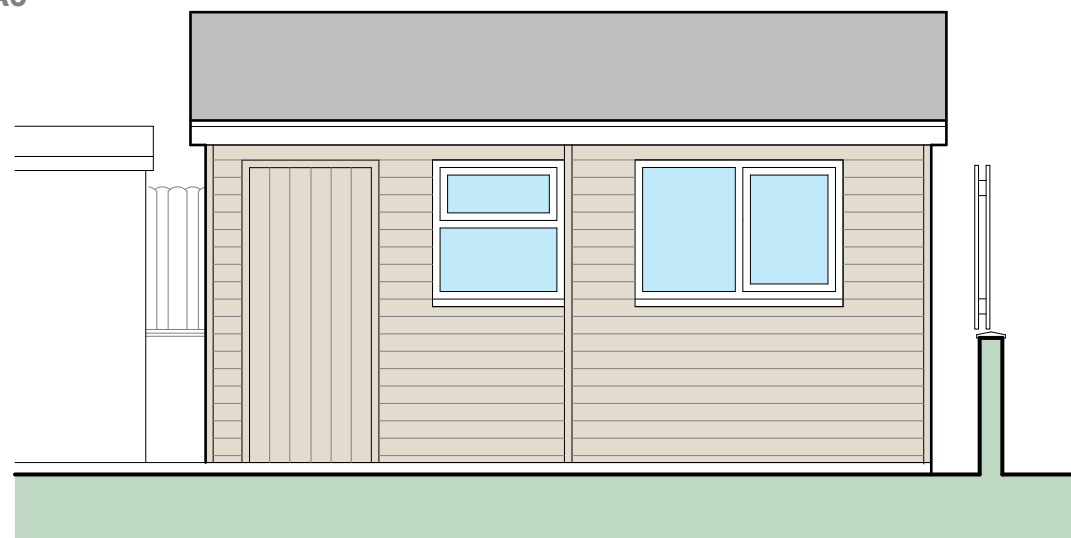
DATE

Oct 2024

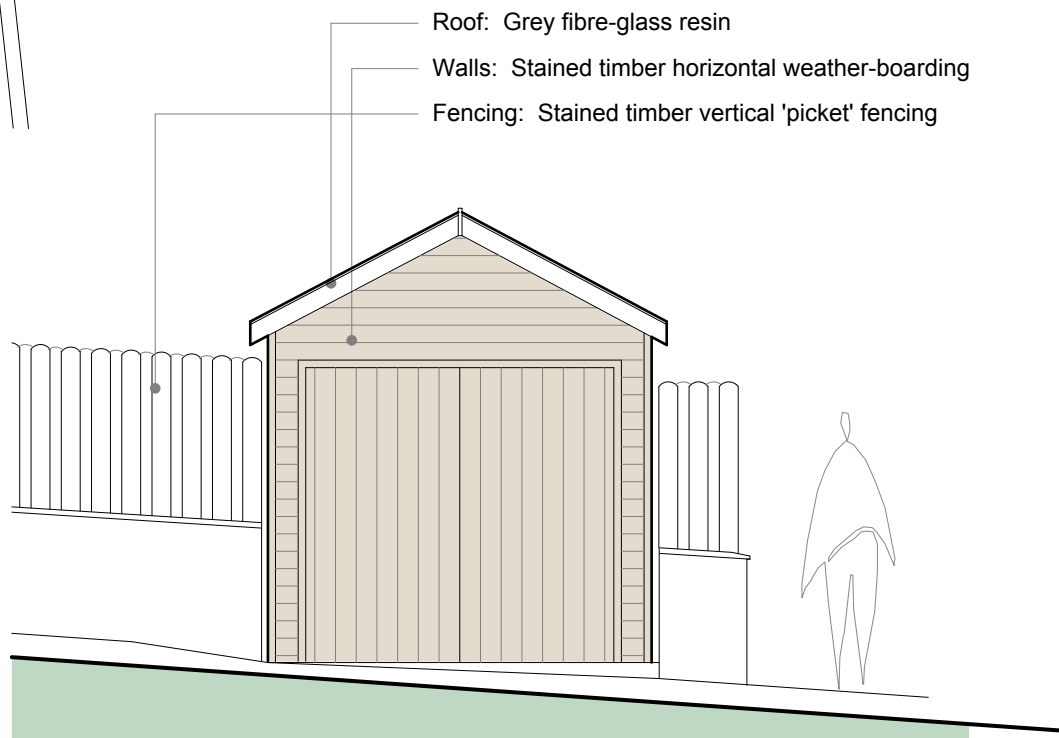
OFFICE USE / PRE-ISSUE



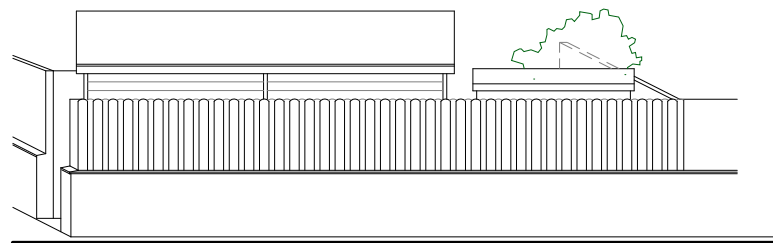
**Plan**  
Scale 1:50 @ A3



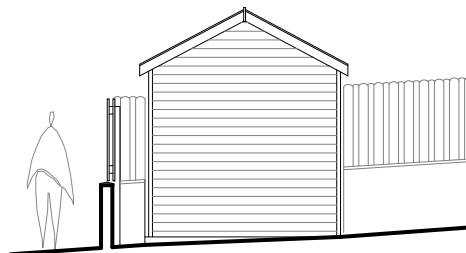
**West Elevation**  
Scale 1:50 @ A3



**South Elevation**



**East Elevation**  
Scale 1:100 @ A3



**North Elevation**



Image of similar 'Supreme Apex Workshop' by Truro Portable Buildings

- Roof: Grey fibre-glass resin
- Walls: Stained timber horizontal weather-boarding
- Fencing: Stained timber vertical 'picket' fencing

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**AMENDMENTS**

- A Roof design changed from mono-pitch to conventional pitch with ridge. MRB 240125

**PLANNING**

Porthmeor View  
Carthew Way  
St Ives  
TR26 1RJ  
07968 824045



**MIKE BRADBURY  
DESIGN**

P2

JOB

**Proposed New Store at  
No.10 Parsons Field  
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St.Mary's, Isles of Scilly  
for  
Scott and Jenny Hicks**

TITLE

**Proposed Plan and Elevations**

DRNG. NO.

**2051-P04**

REVISION

**A**

SCALE

**1:200 @ A3**

DATE

**Oct 2024**

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**RECEIVED**

*By Liv Rickman at 2:58 pm, Jan 24, 2025*