



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
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/25/013/FUL Date Application Registered: 20 February 2025

Applicant: Mr Oliver Glenn
Workshop
Porthloo
St Mary's
Isles of Scilly
TR21 0NE

Site address: Workshop Porthloo St Mary's Isles of Scilly TR21 0NE
Proposal: Removal of existing polytunnel structure and erection of new 10.5m x 12.45m timber clad shed with a 4.0m x 8.3m lean-to

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
- Plan 2 Block Plan
- Plan 3 Proposed Shed Drawings
- Plan 4 Flood Risk Assessment (Amended)
- Plan 5 Flood Evacuation Plan
- Plan 6 Design and Access Statement
- Plan 7 Site Waste Management Plan

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 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.

- C4 No artificial lighting shall be installed within the red line boundary without the prior agreement in writing of the Local Planning Authority, through the submission of details of locations, design, brightness, means of control and means of light spill minimisation. The lighting shall accord with the approved details thereafter.**
Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).
- C5 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.**
Reason: To safeguard the appearance of the building and the character of the area.
- C6 The development hereby permitted shall be carried out in strict accordance with all flood risk mitigation measures referenced within the Flood Risk Assessment V3 and the Flood Warning and Evacuation Plan (received 14/04/2025). All mitigation measures shall be retained thereafter, and the evacuation plan shall be kept up to date to ensure measures are in place for the safe evacuation of the building.**
Reason: To ensure that flood risk is managed, in accordance with Policy SS7 of the Local Plan.

PRE-COMMENCEMENT CONDITION: Risk Assessment and Method Statement

- C7 No development shall commence, including any demolition or clearance works, until a Risk Assessment and Method Statement for safeguarding ancient monument 'World War II pillbox between Thomas' Porth and Porthloo, St Mary's' has been submitted to and agreed in writing by the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme.**
Reason: This is a pre-commencement condition to submit details, that were not submitted as part of the original submission but are required to ensure appropriate measures are in place to assess the risk and ensure no inadvertent damage occurs to the Scheduled Monument during construction.

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 creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
- 2. POST-DECISION 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 or the submission of a full planning application for a revised scheme. 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
- 3. DISCHARGING 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. 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
- 4. BUILDING REGULATIONS:** 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.
- 5. BUSINESS RATES:** 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.

6. **BIODIVERSITY NET GAIN:** 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.

7. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:

(2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.

(3) Once a person has given a commencement notice, the person:

- o may give a further commencement notice substituting a new date for the date previously given, and
- o must do so if the development is not commenced on the date previously given

The notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.

Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:

(5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.

(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.

(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

8. **ADVERTISING CONSENT:** The proposal includes the indicative placement of a sign to advertise the name of the business. Class 5 of the Town and Country Planning (Control of Advertisements) Regulations 2007 permits advertisements for the goods or services available at the particular premises to be displayed on the exterior of the building. An advertisement permitted by Class 5 must relate to those goods or services available at the premises and must not:

- o have any letters, figures, symbols or similar features in the design over 0.3 of a metre in height;
- o have its highest part at more than 3.6 metres
- o have its highest part above the level of the bottom of the first-floor window in the wall where the advertisement is;
- o be illuminated, unless the illumination is intended to indicate that medical or similar services or supplies are available at the premises; and
- o exceed in area 10 per cent of the external face of the building, measured up to a height of 3.6 metres above ground-level.

Please ensure you check whether advertising consent is required before erecting any signs on this building.

Full guidance can be found within Class 5 of the below document:

<https://assets.publishing.service.gov.uk/media/5a755a88e5274a3cb2869c26/326679.pdf>

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: 23 May 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

Dear Mr Oliver Glenn

IMPORTANT: Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change?

If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply?

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important?

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices:

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/013/FUL and the accompanying conditions have been read and understood by the applicant: Mr Oliver Glenn.

1. **I/we intend to commence the development as approved:** Removal of existing polytunnel structure and erection of new 10.5m x 12.45m timber clad shed with a 4.0m x 8.3m lean-to at: Workshop Porthloo St Mary's Isles of Scilly TR21 0NE **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 No development shall commence, including any demolition or clearance works, until a Risk Assessment and Method Statement for safeguarding ancient monument 'World War II pillbox between Thomas' Porth and Porthloo, St Mary's' has been submitted to and agreed in writing by the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎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 unauthorised 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

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 by email: planning@scilly.gov.uk 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 0800 0831821. 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.

Location Plan

Site Address: Workshop, Porthloo, Porthloo, St Mary's, TR21 0NE

Date Produced: 16-Feb-2025

RECEIVED

By Liv Rickman at 3:44 pm, Feb 18, 2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-13743978v2

APPROVED

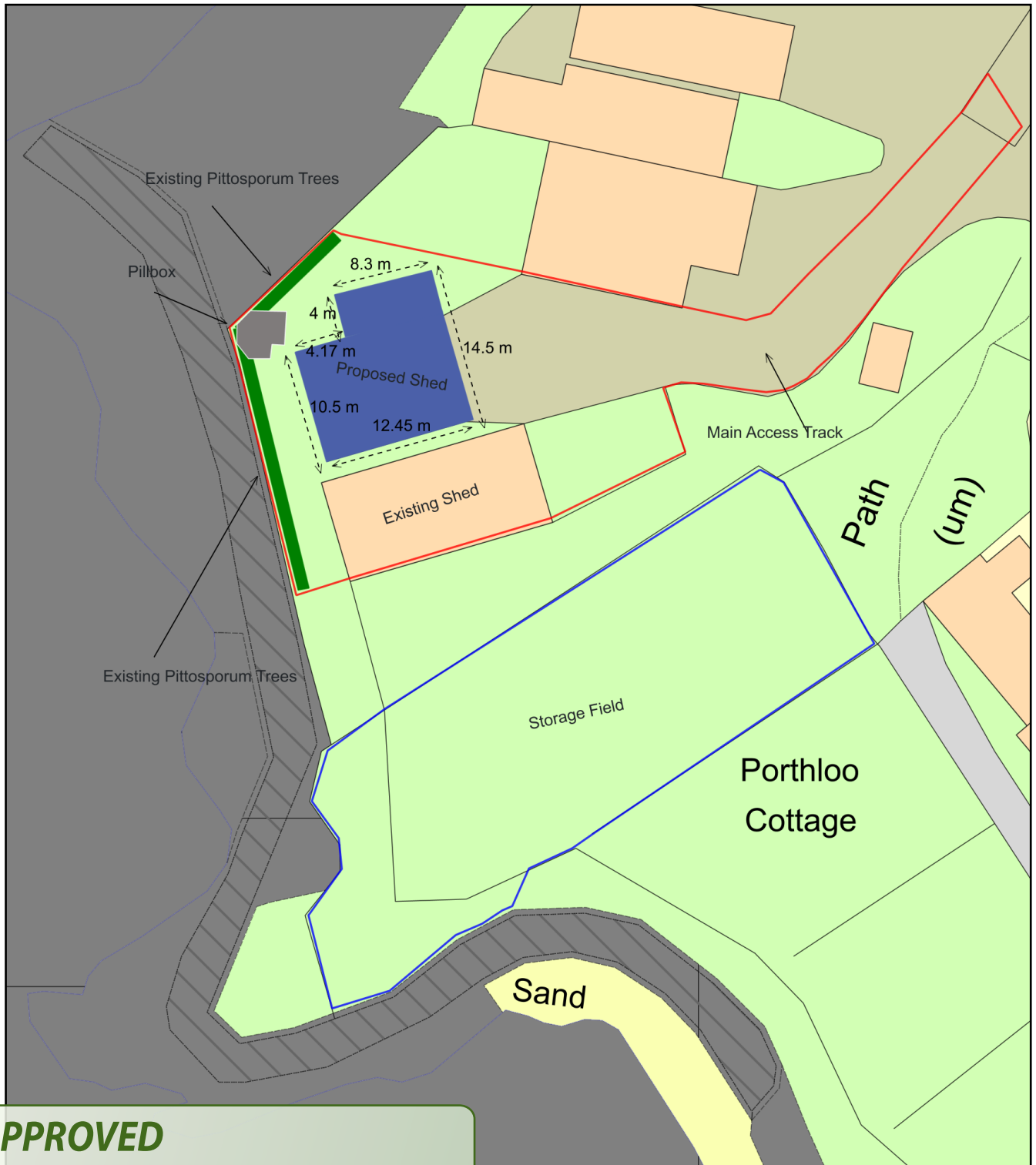
By Lisa Walton at 2:29 pm, May 22, 2025

0 50
Metres

RECEIVED

By Liv Rickman at 5:14 pm, Feb 20, 2025

New Shed at Porthloo

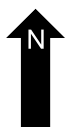


APPROVED

By Lisa Walton at 2:33 pm, May 22, 2025



0 20
Metres



Plan Produced for: Planning Department CIOS

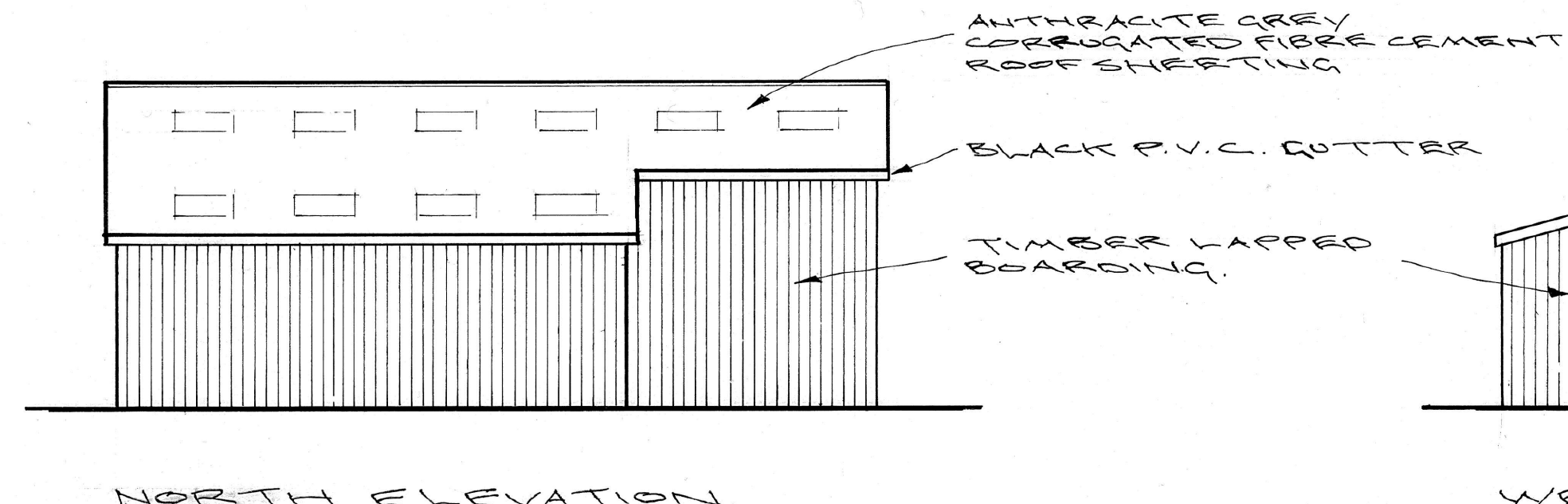
Date Produced: 19 Feb 2025

Plan Reference Number: TQRQM25050192314796

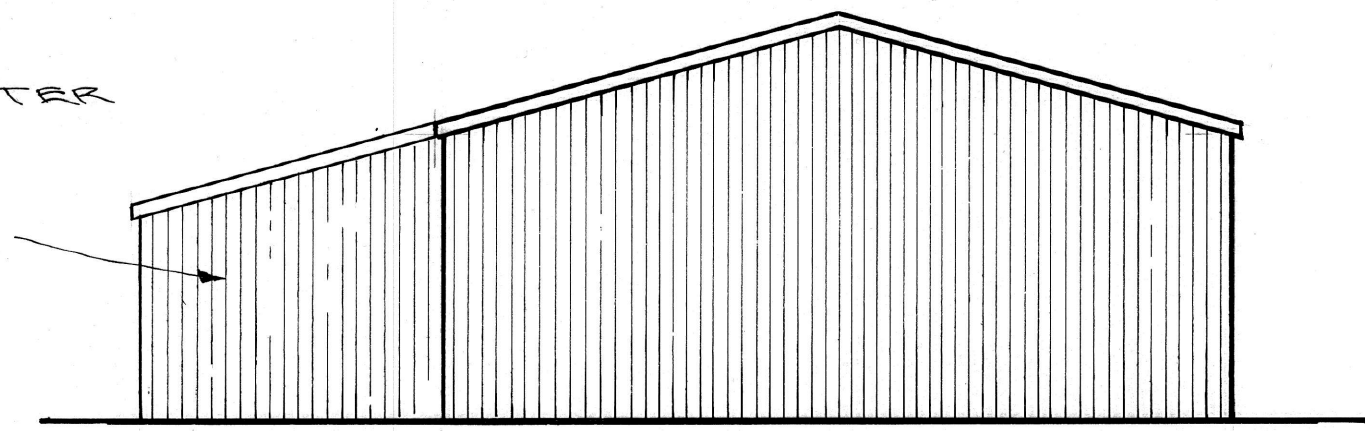
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RECEIVED
By Liv Rickman at 3:40 pm, Feb 18, 2025

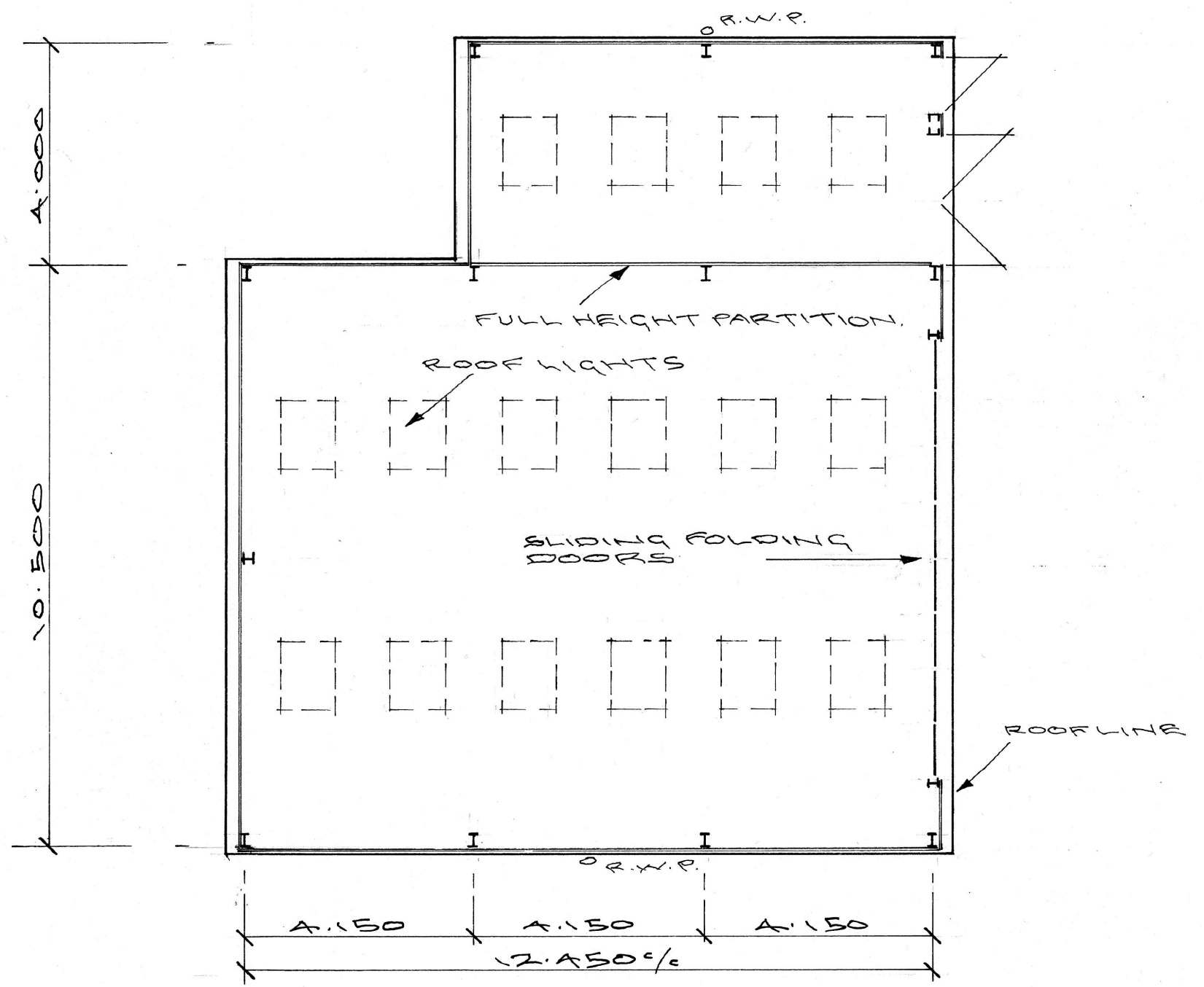
APPROVED
By Lisa Walton at 2:33 pm, May 22, 2025



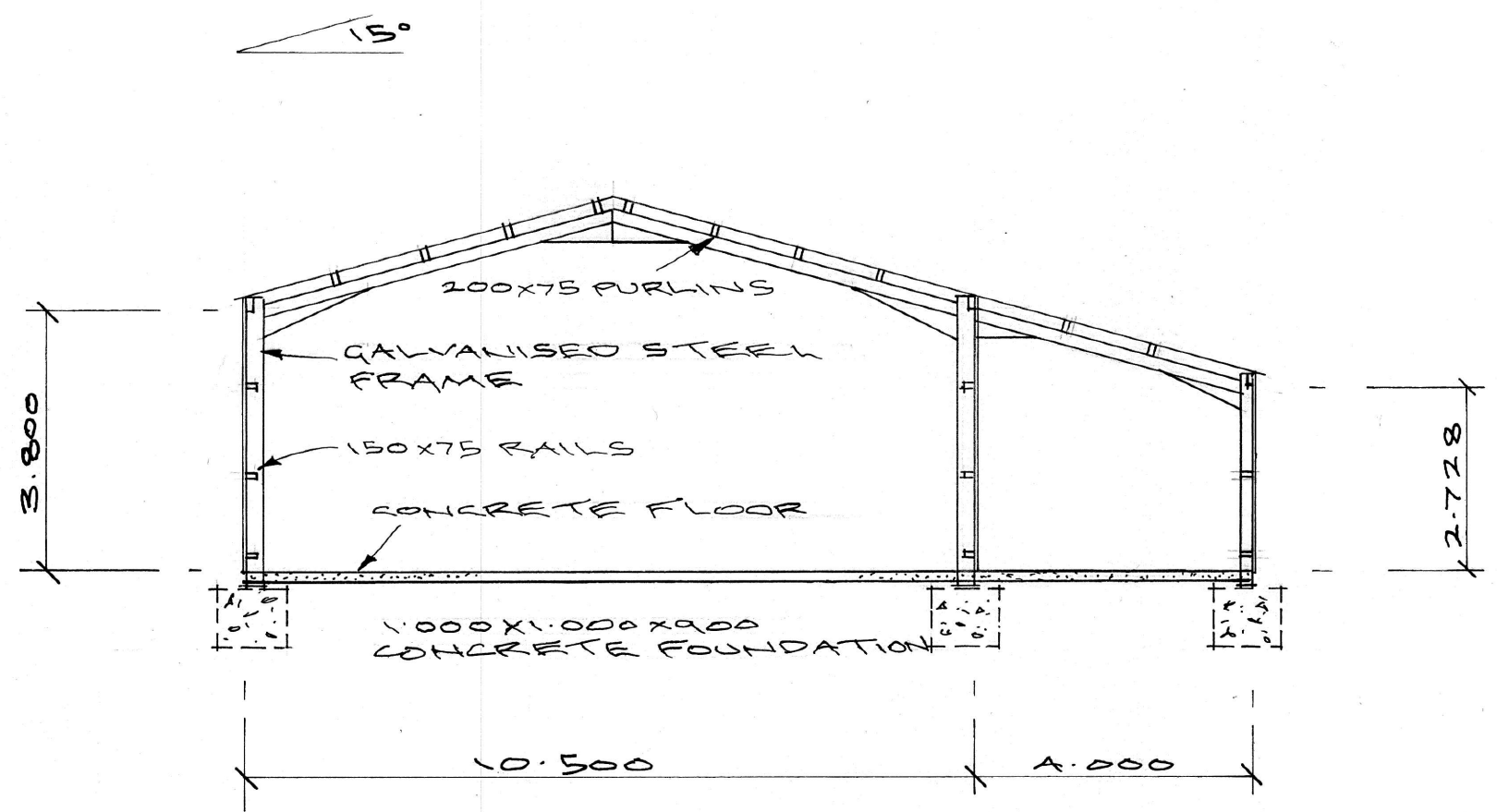
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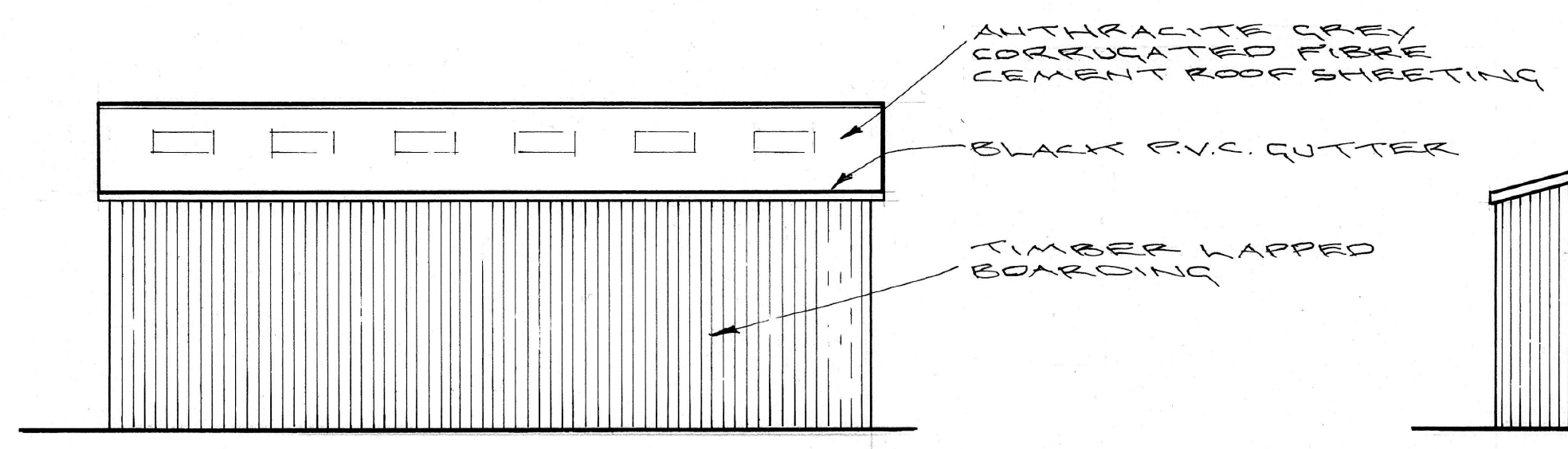
WEST ELEVATION.



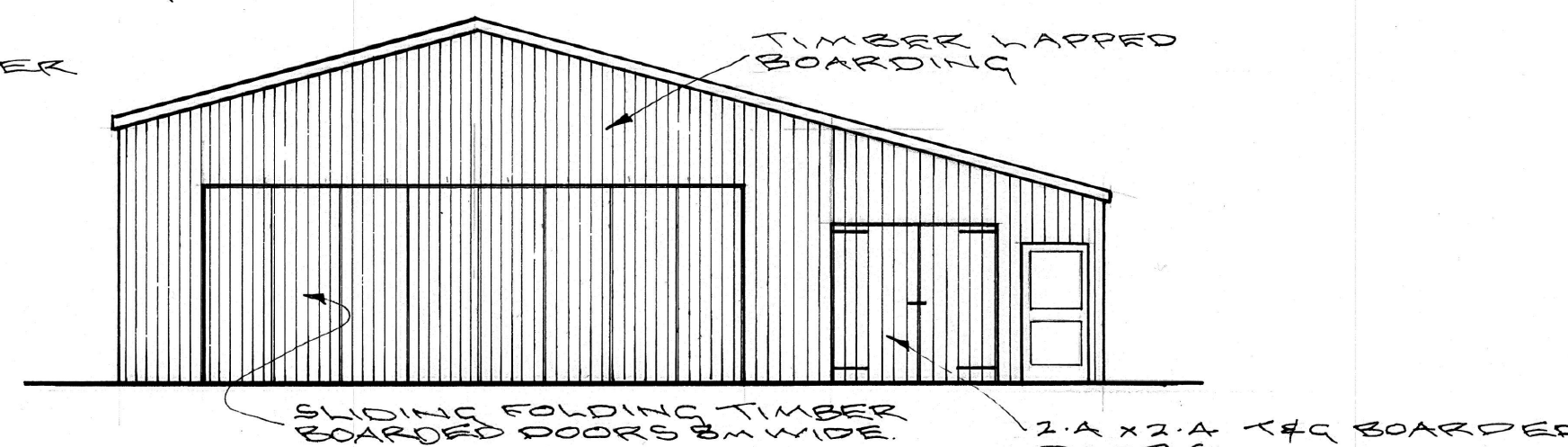
PLAN



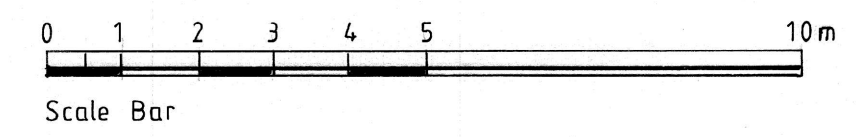
SECTION



SOUTH ELEVATION.



EAST ELEVATION.



Fingle Farm Buildings Ltd
West Fingle Farm • Drewsteignton
Devon EX6 6NJ
Telephone/Fax: (01647) 281226
ffb@loram.eclipse.co.uk

PROJECT:	PROPOSED STEEL FRAME BUILDING AT ISLAND OUTBOARD SERVICES FORTHLOO WORKSHOP ST. MARYS ISLES OF SCILLY	DATE:	06.02.2025
SCALE:	1:100 @ A1	DRG. NO.	1A56
DRAWN BY:	J.L.	AMENDMENTS:	
CLIENT:	ISLAND OUTBOARD SERVICES		

© THIS DRAWING IS THE COPYRIGHT OF FINGLE FARM BUILDINGS LTD

Flood Warning and Evacuation Plan

This Flood Warning and Evacuation Plan (FWEP) has been produced by the tenant (Oliver Glenn, Island Outboard Services (IOS) Ltd) in respect of the property known as ‘Porthloo Workshop’. The tenant owns the FWEP and is responsible for its implementation.

The FWEP summarises the site’s flood risk, taking into account mitigation measures incorporated in the design of the building. It also provides relevant information, contact details and procedures to prepare for, respond and recover from a flood event.

The tenant has given due regard to the safety of employees and customers, responding organisations, available best practice, relevant legislation and advice provided by the emergency services, and the Emergency Planning department of the Council of the Isles of Scilly.

Objectives

In producing this FWEP, the tenant has identified the following key objectives:

- To encourage employees/customers to sign up to Flood Warnings Direct and Weather Warnings.
- To signpost and provide clear evacuation routes for employees/customers.
- To provide adequate ingress/egress plans for emergency services.
- To reduce the risk to life and damage to property.

Flood Risk Information

1. Historical Flood Data
2. Flood Risk Map
3. Site Plans (showing ingress and egress for emergency services)
4. Evacuation Plan
5. Warning Systems

Document Control

This plan has been prepared by the tenant of Porthloo Workshop, Porthloo, St Mary’s, Isles of Scilly, TR21 0NE to inform employees and customers on the procedure to prepare and respond promptly to flood warnings.

Version Control

Version No.	Comment	Checked by:	Approved by:	Date:
1	1 st Issue	Oliver Glenn		

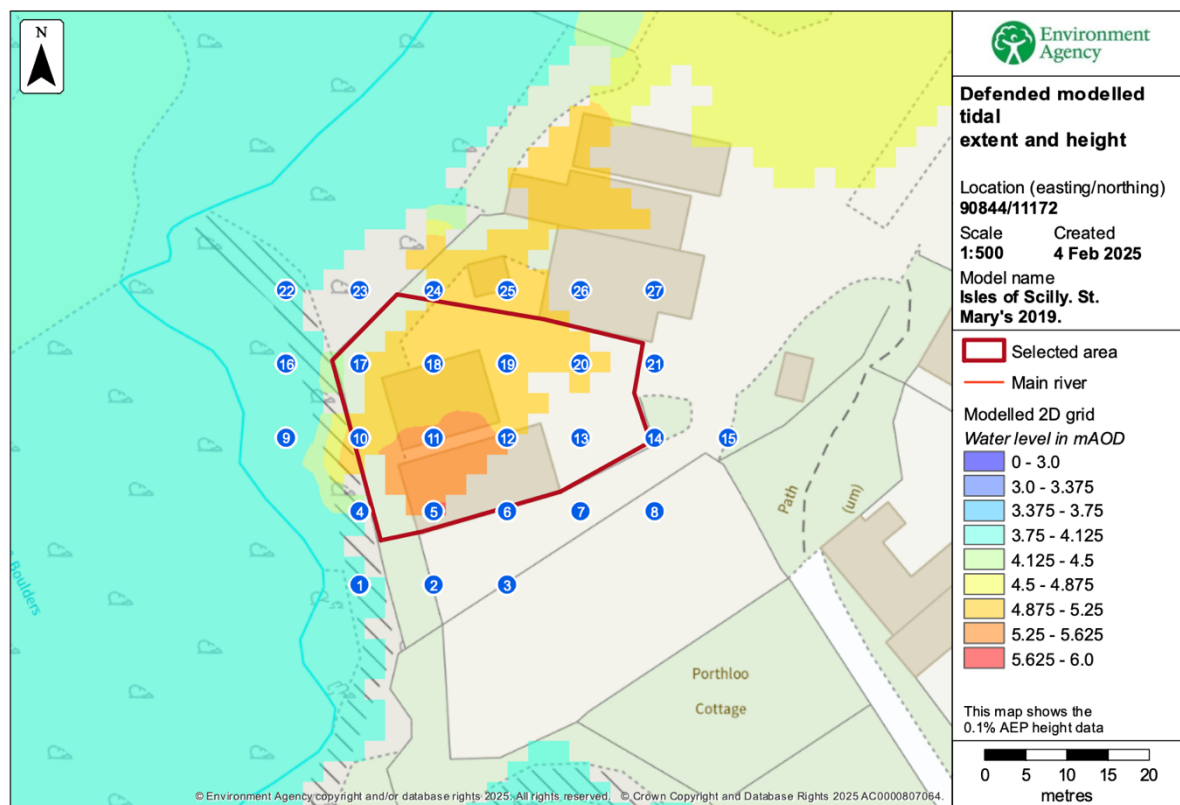
Disclaimer

The tenant acknowledges that this Flood Warning and Evacuation Plan is suitable for the purposes set out within the national Planning Policy Framework. The tenant cannot accept responsibility for any such plan, or for loss, damage, or inconvenience, which may result from the plans' implementation. Any subsequent approval does not impute any approval of the plans from the Environment Agency or any of the emergency services.

1. Historical Flood Data

Flood Risk Source:	Warning System in Place	Estimated Flood Depth	Frequency/Probability	Property Defence Measure
Fluvial	N/A	N/A	N/A	N/A
Groundwater	N/A	N/A	N/A	French drains on both sides of existing shed and minimum raised floor height of 300mm.
Overland Flow				French drains on both sides of existing shed and minimum raised floor height of 300mm.
Tidal/Weather	<ul style="list-style-type: none">- Local radio/news broadcasts- Weather apps.- Community Message Board.- Council of the Isles of Scilly Website.- Emergency Services.	1.4m	1 in 200 years	<ul style="list-style-type: none">- Raised floor height of 300mm- 1.2m internal concrete block wall treated with tanking solution to provide waterproof barrier- All electrical sockets and appliances raised up 1.50m above floor level.- 1.4m Boxwall Flood Barriers setup on site at key points of water ingress to prevent damage to property/life.

2. Flood Risk Map

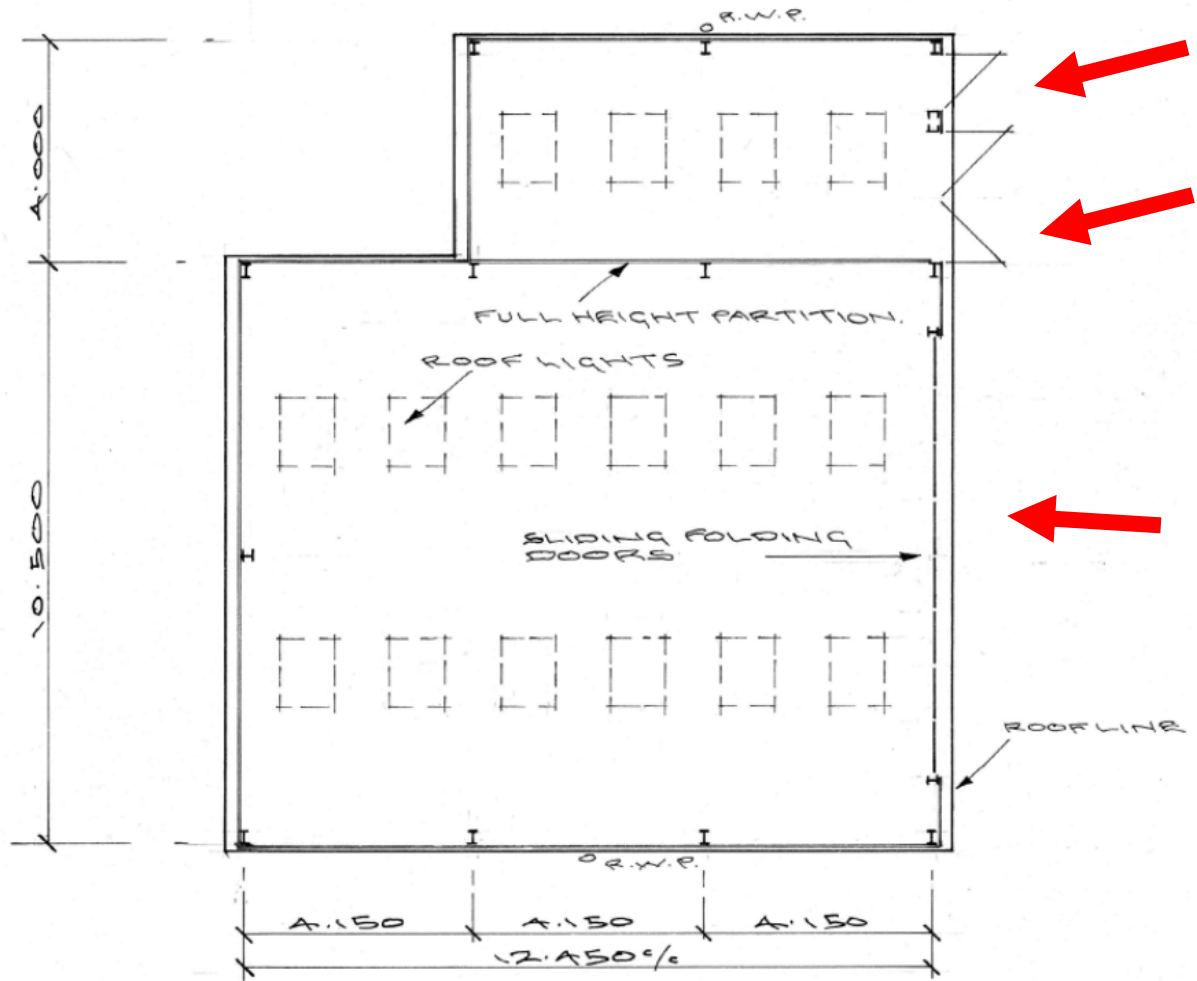


This map shows the defended tidal extent and height at the proposed development site. As can be seen above, there is an average AOD of 5.4m at points 5 and 11. With respect to employees and customers, the site would be evacuated well before water levels reached this height. In the event of water levels reaching this height, the property would remain undamaged as a result of the raised floor level (300mm) combined with internal block wall (1.2m) and raised electrical sockets and appliances (1.5m). The resulting inundation would be at a total height of 1.4m.

Furthermore, on the basis that this is a commercial property which will be used strictly for commercial purpose, the risk to life is significantly less compared to a residential property. As emphasised above, in the event of rising water levels, all employees and customers will have adhered to the FWEP and the site will be evacuated as quickly as possible.

Ingress and Egress Points = **RED**

3. Site Plans



4. Evacuation Plan

The decision to evacuate or take shelter ultimately rests with the employee/customer. Flood waters contain hidden dangers and can impede a safe evacuation. Where it is not possible to identify or access alternative accommodation, a safe place of refuge should be sought from the Council of the Isles of Scilly or the Emergency Services. It is advised not to assume that the emergency services will be able to assist with the evacuation, as their focus will be directed to those in the greatest need. Where evacuation is not possible or has been delayed, employees/customers should make their way to the mezzanine floor in the existing workshop taking/keeping with them any important documents, bottled water, essential medicines and sufficient food until rescue is possible.

In the highly unlikely event of a flood, there has been consideration taken towards an effective flood evacuation route. With the most significant risk of flooding coming from an extreme tidal/weather event, the appropriate evacuation route would be to head to higher ground to the south-east of the site. Depending on the severity of the flood, there are two possible effective evacuation routes:

Evacuation Route 1 (Preferred)

Depart yard entrance towards coast path and follow coast path around to the front of Newfort House.

(FOLLOW RED LINE)



Evacuation Route 2

Head upslope into the storage field and access the coast path via the adjoining fields.

(FOLLOW RED LINE)



5.Warning Systems

Warning and Informing




The Council of the Isles of Scilly and the emergency services encourage you to sign up to Flood Warnings Direct (FWD) from the Environment Agency and to Weather Alerts from the Meteorological Office and act upon the guidance provided.

Recovery

If the building is subjected to flooding, and you have evacuated, you may not be allowed to return to the property until it has been declared safe to do so. Local Emergency services will provide further guidance and support.

Resting Locations on St Mary's

Airport, Town Hall, Church Hall, Mundesley Boarding House, Children's Centre Carn Thomas, Cadet Hut, Scillonian Club, Five Islands School, Sports Hall.

Warnings		EA Recommended Actions	Property Actions	
			Actions	Resources
 FLOOD ALERT	Meaning: Flooding is possible be prepared Usage: Two hours to two days in advance of flooding	Be prepared to act on the FWEP. Prepare a flood kit of essential items Monitor local water levels and the flood forecast on our website	Review FWEP and monitor local news and radio stations. Check weather apps for updates etc.	FWEP displayed around site.
 FLOOD WARNING	Meaning: Flooding is expected Immediate action required. Usage: ½ an hour to one day in advance of flooding	Move family, pets, and valuables to a safe place Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Setup boxwall flood barriers at ingress/egress points Review FWEP and monitor news/radio station for updates Contact emergency services for updates.	Boxwall flood barriers
 SEVERE FLOOD WARNING	Meaning: Severe flooding Danger to life Usage: When flooding poses significant threat to life	If not already evacuated via routes 1 or 2 then make way to mezzanine floor in current workshop. Contact emergency services and cooperate in evacuation Call 999 if in immediate danger	Evacuate via routes 1 or 2 If evacuation not possible then Boxwall flood barriers should already be in place in front of ingress/egress points. Make way to mezzanine in current workshop and await rescue	Evacuation routes highlighted in FWEP Boxwall flood barriers. EA Floodline telephone number: 0345 988 1188 if needed Council of the Isles of Scilly telephone number:0300 1234 105

			from emergency services.	Emergency services number: 999
EA Flood Warnings no longer in force	<p>Meaning: No further flooding is currently expected in your area.</p> <p>Usage: When river/sea conditions begin to return to normal</p>	<p>Be careful. Flood water may still be around for several days.</p> <p>If property has flooded, insurance company to be contacted as soon as possible.</p>	<p>If internal flooding occurred, then ensure water ingress has subsided before re-entering property.</p> <p>Always wash hands after contact with flood water.</p>	Brushes, mops and buckets as well as yard salvage pumps always at hand
Meteorological Office Weather Warnings	<p>Meaning: Warnings of heavy rainfall</p> <p>Usage: Warnings of severe winter weather e.g. hail, snow, freezing rain</p>	Consider the impact of this type of weather – e.g. this could lead to surface water flooding, groundwater flooding and/or increased sea levels	Monitor news/ radio stations for meteorological updates	

SIGN UP TO FLOOD WARNINGS DIRECT at Gov.uk OR 0345 988 1188

Additional Guidance:

Gov.UK: Prepare for a flood

Gov.UK: Preparing for emergencies

Environment Agency: Flood Warnings Direct

Meteorological Office: Weather Warnings

Council of the Isles of Scilly: enquiries@scilly.go.uk

RECEIVED

By Liv Rickman at 11:18 am, Feb 12, 2025

APPROVED

By Lisa Walton at 4:37 pm, May 23, 2025

Design and Access Report

The proposal is for the erection of a new timber-clad agricultural shed adjacent to the existing shed at Porthloo. The proposed development site is outlined in red on the aerial image below:



(Drawing not to scale)

Design

The proposed design for the shed is a 10.5m wide x 12.45m long agricultural shed with an adjoining 4.0m wide x 8.3m long lean-to. A galvanised steel portal frame will form the structure of the shed which will be clad in timber lapped boards from roof level down to floor level. The roof will be comprised of Anthracite grey corrugated fibre cement with matching ridge, barge boards and fibre cement eaves fillers. Additionally, the roof will have a total of 14 roof-lights to ensure sufficient natural light within the shed.

The main shed building will be accessed through a pair of bi-folding doors which will fit an 8.0m wide opening on the east-northeast facing gable end of the building. This is primarily to allow for ease of access with boats and other equipment used within the business premises. Additionally, the lean-to will have a pair of 2.4m x 2.4m side hinged doors to allow access to the reception and chandlery area.

The visibility of the new shed from the road or any public footpath is significantly restricted by the pittosporum trees and hedging which borders the site.

The design of the new shed will be in keeping with the agricultural design of the existing shed, which is shown in the image below. The existing shed has a galvanised steel frame which supports a corrugated fibre cement roof and timber cladding from roof level down to floor level.



Access

The proposed shed will be accessed through the main entrance to the premises, as marked on the aerial image below. The entrance is situated at the southern end of Porthloo Boatpark. As access is already in place, no works will need to be carried out to enable pedestrian or vehicular access to the proposed shed.



RECEIVED

By Liv Rickman at 11:21 am, Feb 12, 2025

APPROVED

By Lisa Walton at 4:38 pm, May 23, 2025

Site Waste Management Plan

Removal of Existing Structure

Waste created by the removal of the existing structure will be disposed of through the waste collection service provided by Richard Hand Haulage. The polytunnel's galvanised steel frame will be sorted into metal skips on site and recycled. The PVC fabric cladding will be recycled in house and used as temporary covers for larger projects within the yard. The existing granite chippings will be reused in other areas around the site to further aid drainage.

Erection of New Building

The new building will be delivered in kit form therefore minimising the waste created from processing materials. Furthermore, any timber waste created from the building works will be repurposed in other works or used around the yard.

Waste Contractor

Waste materials will be transported and recycled by:

Richard Hand Haulage

Porthmellon Industrial Estate,

St Mary's

Isles of Scilly

TR21 0JY

Materials will be sorted into the appropriate recycling and waste facility at:

Porthmellon Waste Management Site

St Mary's,

Isles of Scilly

TR21 0JY

All waste will be disposed of according to the guidelines of Zero Waste Scilly.