



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

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No:	P/25/016/COU	Date Application Registered:	17 March 2025
Applicant:	Mr Ben Andrews Bryher Boatyard Norrad Bryher Isles Of Scilly TR21 0PR	Agent:	Mr Barry Coupe Courtney Cottage, Fairfield Road, Shroton, Blandford Forum, DT11 8QA
Site address:	Bryher Boatyard Norrad Bryher Isles of Scilly		
Proposal:	Temporary change of use of land to site temporary containerised accommodation (2 x snoozepods) for a period of up to 3 years in relation to Bryher Boatyard.		

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

- R1** The proposed development would result in the siting of highly vulnerable residential development within an area of Flood Zone 3 without an appropriate flood risk assessment. The proposal also fails to demonstrate that foul water and surface water could be adequately managed. The proposal is therefore contrary to policies SS2, SS6 and SS7 of the Isles of Scilly Local Plan, and paragraphs 125 b) and 170 of the National Planning Policy Framework (2024).
- R2** The proposed development, by reason of its utilitarian design and prominent siting, would introduce inappropriate and harmful development to the setting, which would fail to conserve or enhance the Isles of Scilly Conservation Area or the landscape, seascape and scenic beauty of this part of the National Landscape. The proposal is therefore contrary to policies SS2, OE1 and OE7 of the Isles of Scilly Local Plan, and paragraphs 189 and 219 of the National Planning Policy Framework (2024).

The Decision relates to the following documents and drawings:

Ref No:	Plan Type:	Date Received:
2154/08A	Location Plan (1:1250)	28/02/2025
2154/09	Block Plan (1:500)	28/02/2025
-	Proposed Snoozepod Sleeper Cabin	13/02/2025
-	Design and Access Statement	13/02/2025
-	Green finish to Snoozepod	23/05/2025
-	BNG Report by IOS Ecology	19/03/2025
-	Flood Risk Assessment	25/02/2025
Origin3Legal	Staff Accommodation Justification Statement	23/05/2025

The following Policies of the adopted Local Plan (2015-2030) are considered relevant to this decision:

- Policy LC4 Staff Accommodation
- Policy OE1 Protecting and enhancing the landscape and seascape
- Policy OE7 Development affecting heritage (5) Conservation Area
- Policy SS7 Flood Avoidance and Coastal Erosion
- Policy SS2 Sustainable Quality Design and Place-making
- Policy SS6 Water and Waste Water Management

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

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: 29 May 2025



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 Applicant,

As your application has been **refused**, this letter is to inform you of the process in which you can appeal against the decision made by the Local Planning Authority.

Appealing Against the Decision

If you are aggrieved by the decision to refuse your application as detailed on your decision notice, you can appeal against this decision to 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 refused 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](#).

Purchase Notices

Planning control is intended to regulate the development of land in the public interest. For this reason, planning decisions may conflict with the private interests of land owners. There is no entitlement to compensation for adverse planning decisions (except in limited circumstances). This is because owners usually have some continuing benefit from current uses. However, occasionally there may be no reasonably beneficial use for the land. In order to remedy this situation; an owner has the right, in certain

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circumstances, to serve a "purchase notice" requiring a local authority to purchase their interest in the land. Purchase notices will be considered by the Planning Inspectorate, although you are advised to contact the Planning Department if you wish to consider this option.

Listed Buildings

Please note that any unauthorised works to a listed building are considered to be a criminal offence. If you need further clarification of what type of works may require consent, please contact the department.

Re-submissions for Planning Permission

If you consider resubmitting your application, contact the Planning Department so we can explain if or where your application can be improved to be in accordance with local planning policy. In order for the Council reach a different decision, however you will need to address all of the previous reasons for refusal.

Should you require any further advice regarding any part of your application, please contact the Planning Department by email: planning@scilly.gov.uk for assistance.