



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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/25/032/COU **Date Application Registered:** 10 April 2025

Applicant: Jolene Williams
Middle Town House
Middle Town
St Martin's
Isles of Scilly
TR25 0QN

Site address: The Stable Middle Town St Martin's Isles of Scilly TR25 0QN
Proposal: Change of use of land to site a sauna and cool water plunge pool

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, Dated 18 March 2025
- Plan 2 Site Plan, drawing number: TQRQM2507410571326, Dated 15 March 2025
- Plan 3 Proposed Block Plan, drawing number: TQRQM25073142619920, Dated 14 March 2025
- Plan 4 Proposed Sauna Floorplan, Received 28 March 2025
- Plan 5 Elevations of proposed Sauna, received 10 April 2025
- Site Waste Management Plan, received 09 June 2025

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).

PRE-CONSTRUCTION CONDITION: Submission of final design of sauna

C3 Prior to the construction of the sauna hereby approved, details of the final design and appearance, including detailed elevations (1:50 or 1:100 as appropriate) and samples or specifications of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed details and retained as such thereafter. All nails and fittings shall be corrosion resistant.

Reason: To ensure that the character and appearance of the sauna is sympathetic to this location within the Conservation Area, in accordance with Policies SS2, WC5 and OE7 of the Isles of Scilly

Local Plan (2015 - 2030).

- C4** **The development hereby approved shall be managed and operated by, and in association with, the existing Holiday Let business associated with Middletown Stable. The development shall be used as a sauna only and for no other purpose.**
Reason: In the interest of the character and amenity of the area in accordance with WC5 of the Isles of Scilly Local Plan (2015-2030).
- C5** **The development hereby approved shall operate exclusivity between the hours of 08:00 and 22:00 Monday to Sunday and at no time outside of these hours.**
Reason To protect the residential amenities of the locality in accordance with WC5 of the Isles of Scilly Local Plan (2015-2030).

PRE-FIRST USE CONDITION: Submission of Planting Scheme

- C6** **Prior to the first use of the development hereby approved, a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. Planting should consist of native species. The scheme design shall include a layout of planting to show plant species, planting sizes, locations, densities and numbers. All such work as may be approved shall then be fully implemented in the first planting season, in strict accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**
Reason: To ensure the development delivers biodiversity enhancements in accordance with Policy OE2 of the Isles of Scilly Local Plan (2015-2030).
- C7** **No external lighting shall be installed to the sauna 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 Submission Draft Isles of Scilly Local Plan (2015-2030).
- C8** **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.

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. 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 Plan² 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.

5. **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.

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: 09 June 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 Jolene Williams

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/25/032/COU and the accompanying conditions have been read and understood by the applicant: Jolene Williams.

1. **I/we intend to commence the development as approved:** Change of use of land to site a sauna and cool water plunge pool at: The Stable Middle Town St Martin's Isles Of Scilly TR25 0QN 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 (where relevant) or as part of 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-CONSTRUCTION CONDITION(S)

- C3 Prior to the construction of the sauna hereby approved, details of the final design and appearance, including detailed elevations (1:50 or 1:100 as appropriate) and samples or specifications of all external finishes shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the development shall be finished in the agreed details and retained as such thereafter. All nails and fittings shall be corrosion resistant.

PRE-FIRST USE CONDITION(S)

- C6 Prior to the first use of the development hereby approved, a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. Planting should consist of native species. The scheme design shall include a layout of planting to show plant species, planting sizes, locations, densities and numbers. All such work as may be approved shall then be fully implemented in the first planting season, in strict accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.



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: Easting: 92089 Northing: 16249

APPROVED

By Lisa Walton at 12:17 pm, Jun 09, 2025

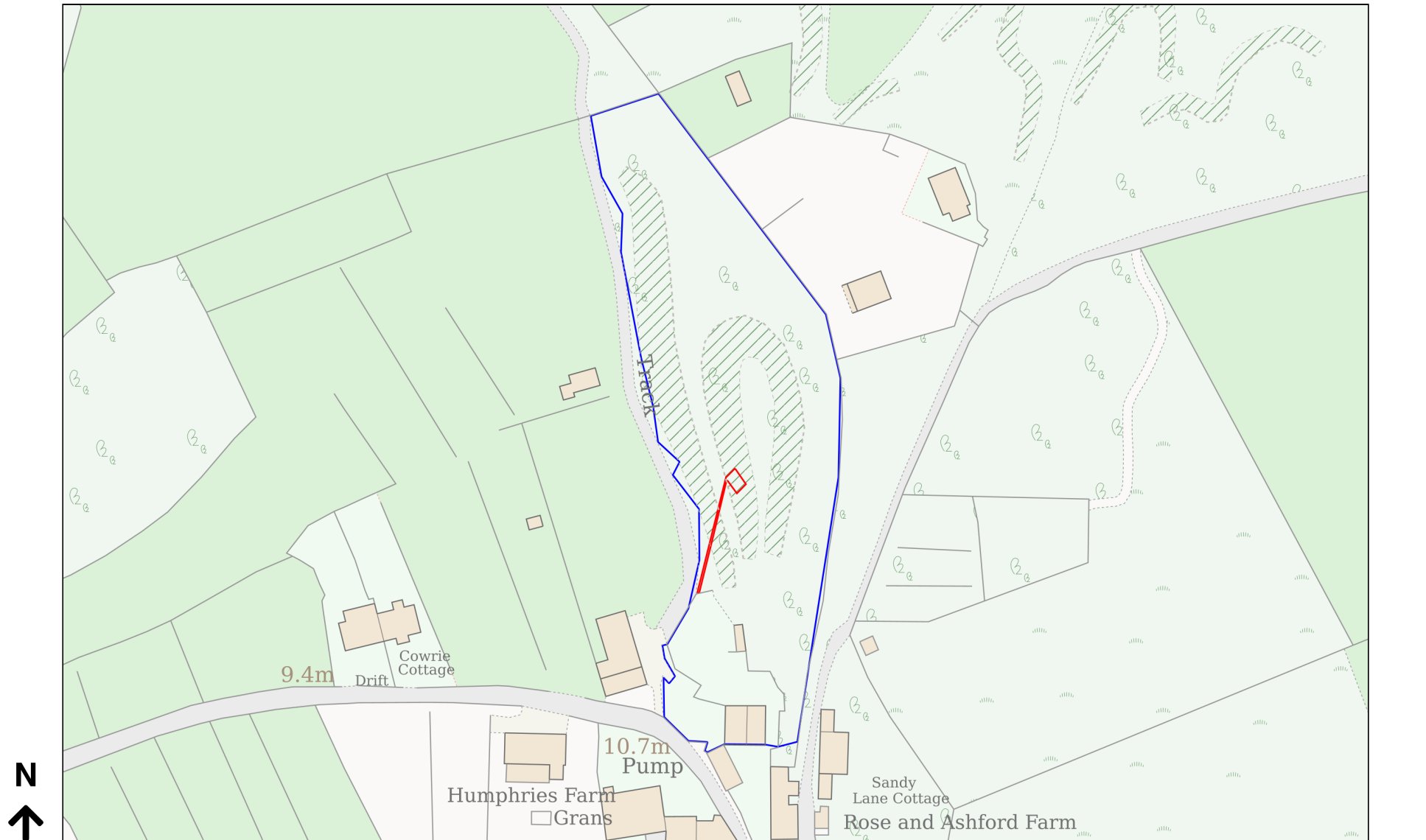
RECEIVED

By Tom.Anderton at 8:19 am, Mar 20, 2025



Date Produced: 18-Mar-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-13842764v1

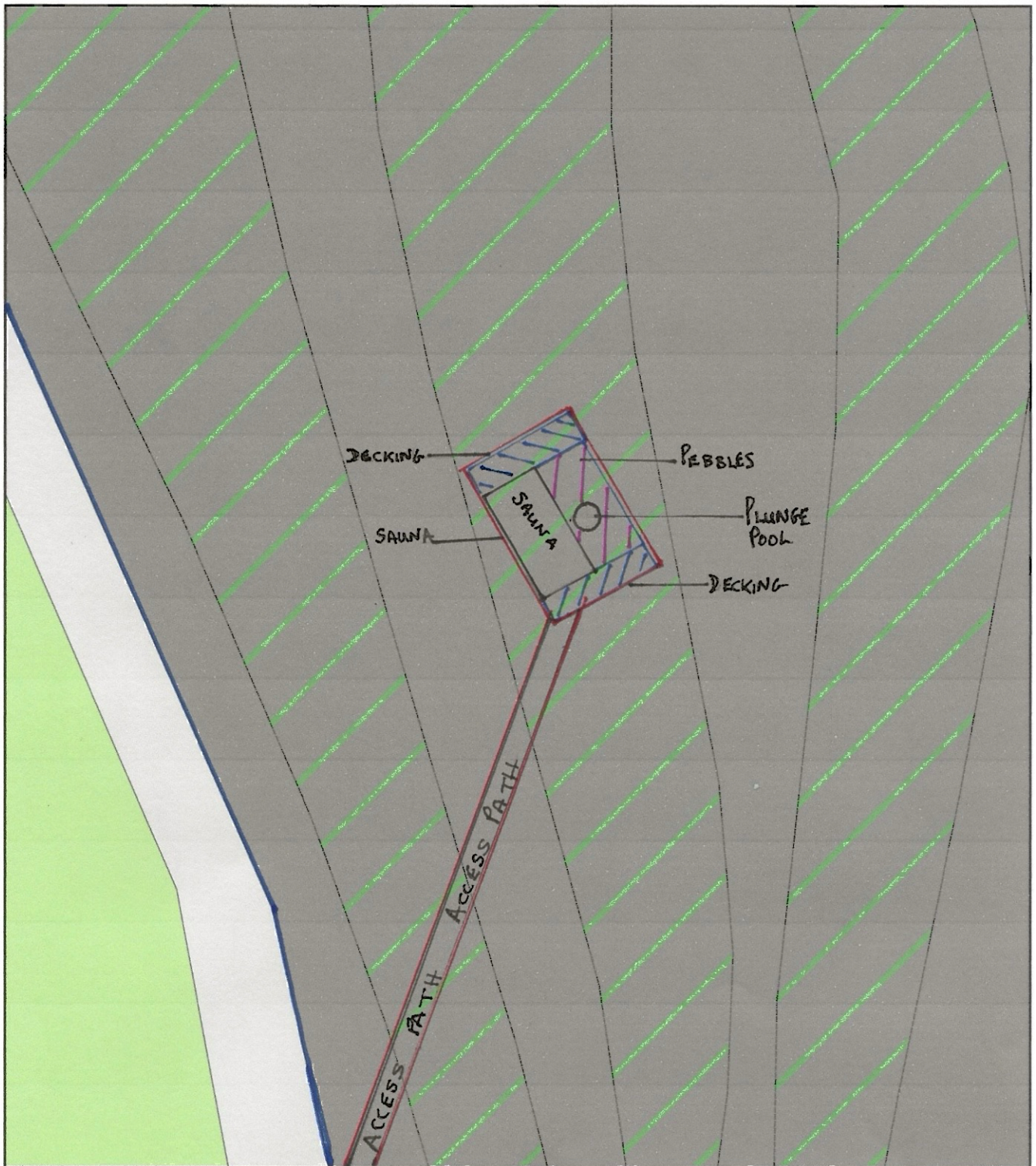
APPROVED

By Lisa Walton at 12:17 pm, Jun 09, 2025

RECEIVED

By Tom.Anderton at 3:45 pm, Mar 28, 2025

St Martins Sauna



0 10
Metres



Plan Produced for: Jolene Williams

Date Produced: 15 Mar 2025

Plan Reference Number: TQRQM25074105751326

Scale: 1:200 @ A4

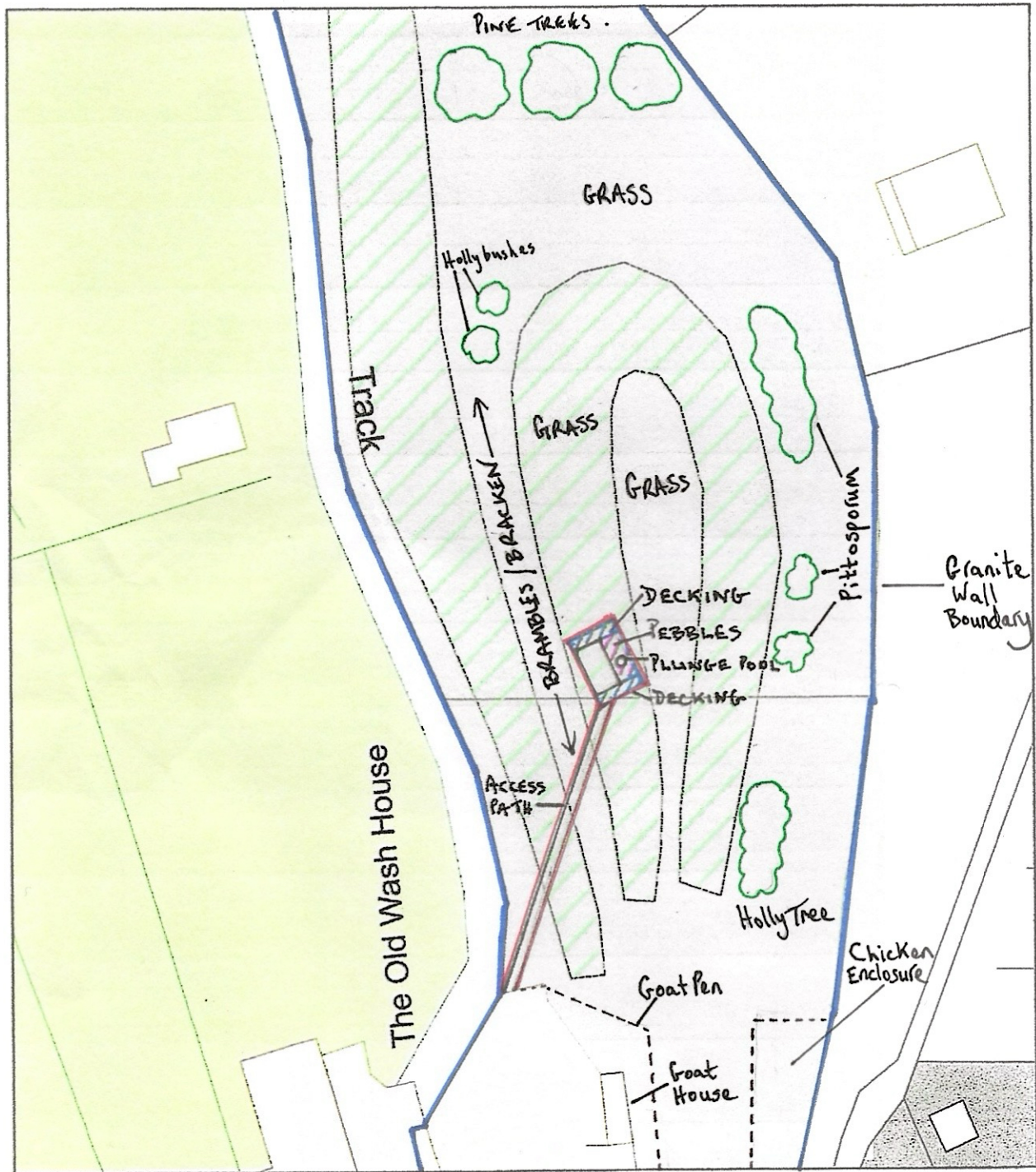
APPROVED

By Lisa Walton at 12:17 pm, Jun 09, 2025

RECEIVED

By Tom.Anderton at 3:49 pm, Mar 28, 2025

St Martins Sauna



0 20
Metres



Plan Produced for: Jolene Williams

Date Produced: 14 Mar 2025

Plan Reference Number: TQRQM25073142619920

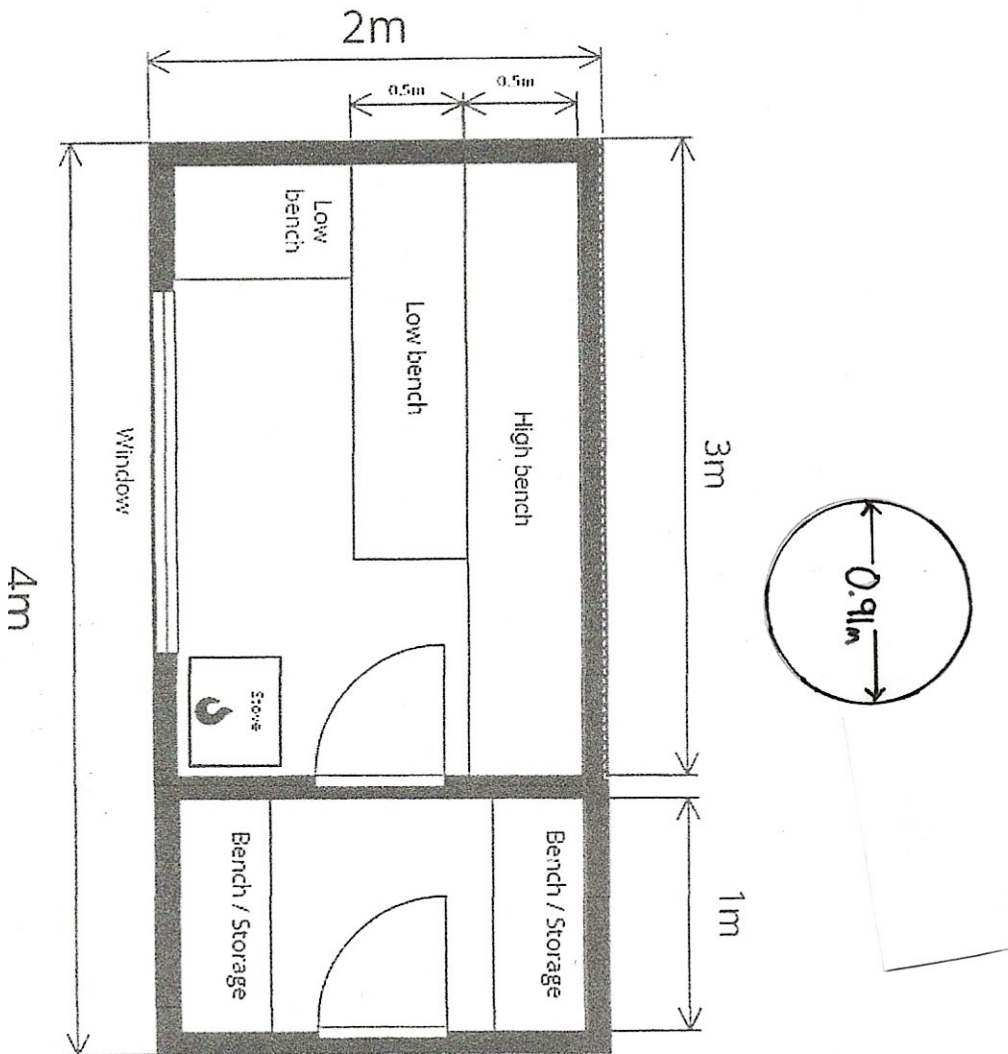
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APPROVED

By Lisa Walton at 12:17 pm, Jun 09, 2025

RECEIVED

By Tom Anderton at 3:50 pm, Mar 28, 2025



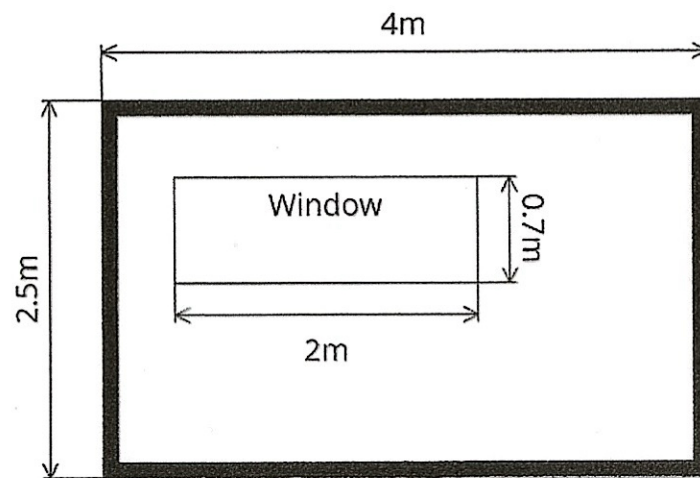
Elevations of proposed sauna

RECEIVED

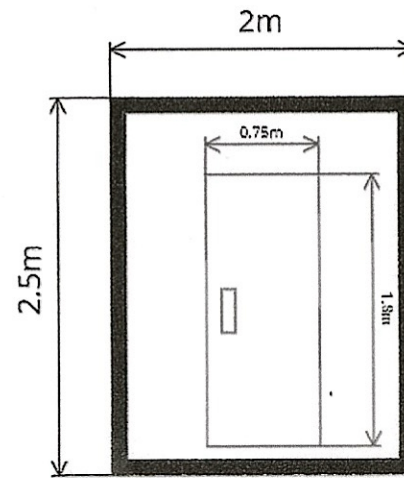
By Liv Rickman at 1:08 pm, Apr 10, 2025

APPROVED

By Lisa Walton at 12:17 pm, Jun 09, 2025



South-west elevation



South-east elevation

scale 1:50

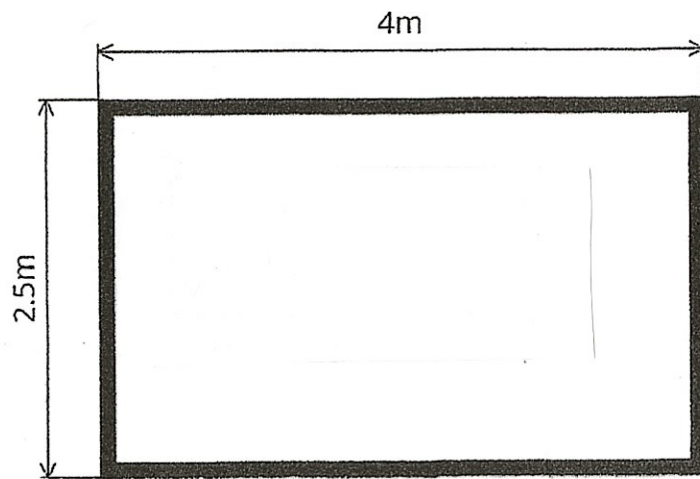
Elevations of proposed sauna

RECEIVED

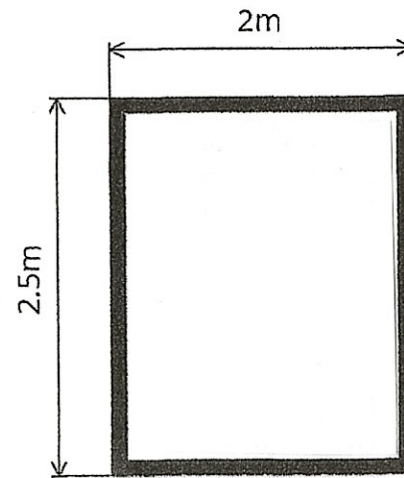
By Liv Rickman at 1:08 pm, Apr 10, 2025

APPROVED

By Lisa Walton at 12:17 pm, Jun 09, 2025



North-east elevation



North-west elevation

scale 1:50

APPROVED**By Lisa Walton at 12:17 pm, Jun 09, 2025**

Design and Access Statement

Overview

The site is part of a private garden, currently an old polytunnel and disused chicken run stand on the site.

The garden is a large area, offering plenty of room for the proposed development whilst still allowing ample private garden space.

The site and position lend themselves perfectly to the creation of a sauna space. It is private, sheltered and peaceful with a fabulous view out to sea and surrounding islands, all the elements necessary to enhance the health and well-being benefits of sauna and contrast therapy.

Context of the site and surroundings

The proposed siting for the sauna can be accessed three ways.

- A wide, gently sloping track around the south side of the goat pen and garden.
- Steps on the north side of the goat pen
- Sloping pathway up and over the side of the bank on the west side.

Whilst the sauna access would involve the movement of only a small number of people at any one time, the wider track to the south would not be used for access to the sauna due to the proximity of this track to our holiday let. However, to ensure the facility is as inclusive as possible, this wider track will be offered for access for wheelchair users and people with restricted mobility, due to the topography, the main access track to the sauna, on the west slope, would not be easily accessible by wheelchair.

The steps on the north side of the goat pen are to be kept for private family access to the garden.

The sloping pathway over the bank on the west side will be used for public sauna access. It is the most direct route available whilst maintaining privacy for our holiday let visitors and our surrounding garden area.

Low level, discreet, motion activated, solar lights will be spaced along this path for safety of access during the darker winter months. It is not my intention to operate the sauna after dark, the lighting is to ensure safe exit from the site after use during any late afternoon sessions when the light is fading.

Over the past year this hillside has been and is still under ongoing landscaping; clearing brambles and bracken to replace with a variety of wildflowers, native plant species and succulents, some areas are due to be separately livestock fenced to increase the grazing area for our goats.

The sauna itself would sit just over and behind the top of the bank within our garden. It would therefore be quite discretely hidden by the bank, only the roof would be visible from the road through Middletown. The window of the sauna looks just over the height of the bank to provide sea views.

The sauna, decking and plunge pool area would be surrounded by natural style fence panels to provide privacy between sauna and the garden. Fencing panels would be temporary until a pittisporum (or similar) hedge can be grown to sufficient size to replace the fencing.

The sauna will be set on a reinforced concrete foundation of 150mm thickness, this foundation will be on the surface, no foundation digging required. I am intending the decking to be a non-permanent installation, allowing for eventual planting and growth of camomile grass and therefore surface work only, no digging.

The sauna would have a very low environmental impact, the materials will be from sustainable source, with no chemical treatments. The plunge tub water will be filtered and sterilised to maximise usage of the water, also without the use of chemicals. When the water does need changing it will be filtered and sterilised once more before being used on the surrounding garden areas.

Social Context

The sauna and plunge pool facility would be available for locals and St Martins visitors all year round, with the addition in the future of sauna and meditation, sauna with breathwork and sauna with Wim Hoff Method day courses.

The sauna, plunge pool and additional well-being activities will create a peacefully atmospheric, outdoor area and facility for relaxation and personal restoration within a subtly social and conversational environment. In today's stressful, fast paced world a sauna helps to unwind, reduce stress, promote healing and relaxation, it also aids muscle recovering after exercise as well as a whole host of other restorative benefits.

Economic context

In providing an additional facility and activity to St Martins, the sauna project would help support and enhance the St Martins visitor experience. Sauna and contrast therapy are fast becoming more and more popular as people realise the health and social benefits.

Accessibility

The site will be accessed via a hillside pathway on the west facing bank. Due to the topography, this path would not be easily accessible by wheelchair users or people with restricted mobility. By prior arrangement, suitable access will be permitted via the wider, gently sloping track on the south side for people with wheelchairs or restricted mobility.

APPROVED

By Lisa Walton at 12:18 pm, Jun 09, 2025

RECEIVED

By Lisa Walton at 8:49 am, Jun 09, 2025

WASTE MANAGEMENT P/25/032/COU Sauna, St Martins. Jolene Williams

Demolition of the old poly tunnel on site: materials from the polytunnel have been dismantled and stored. These materials (wood and flexible plastic tubing) are suitable for reuse to cover our new vegetable patch areas elsewhere in the garden. They will be used to protect our tomatoes and strawberries. The remaining unused polytunnel sheet has already been used to further wrap our store of hay for our goats to help keep it as dry as possible.

The materials required for the erection of the sauna will be as follows:

Base materials, my husband is a builder, he has an account with MKM building supplies. We already have a quantity of the base materials in stock, the remainder required will be shipped over with his next building materials order.

The materials for the sauna are all being supplied by Kernow Springs. All materials are shipped over as one package. Their own fitters will erect the sauna.

The base requires little to no excavation as it will be at surface level and therefore there will be no excess materials.

The sauna kit will arrive on pallets, these will be sent back for reuse as happens with all pallets arriving on St Martins.

The strapping, to secure the sauna kit to the pallets, is usually of a reusable nature, we make use of these to secure covers to our boats during the winter.

Any plastic wrapping used to protect the sauna kit in transit will be disposed of through the commercial waste sacks we have paid for via the Stable holiday let. Estimate 1 or 2 sacks full at most.

I have attached a deposit invoice sent to me by Kernow Springs clearly indicating materials used for the sauna.