

# Council of the Isles of Scilly

## Delegated Planning Report

### Other application

**Application Number:** P/25/094/NMA

**UPRN:** 000192001259

**Received on:** 3 November 2025

**Valid on:** 3 November 2025

**Application Expiry date:** 1 December 2025

**Applicant:** Mr C Simmons (LiveWest)

**Site Address:**  
Branksea House  
Church Road  
Hugh Town  
St Mary's  
Isles of Scilly

**Proposal:** Change of door colour from yellow to palette of white, red, blue and green.

**Application Type:** Non-Material Amendment

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**Recommendation: PERMIT**

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## Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

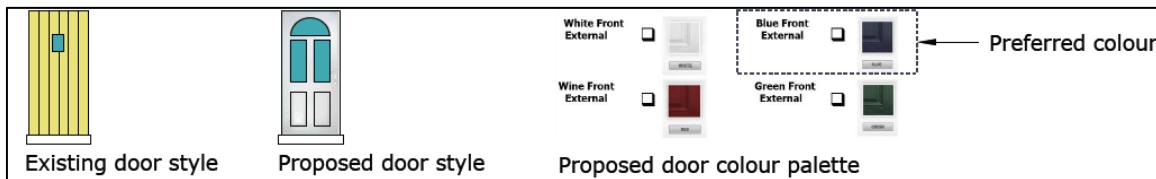
- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

## Lead Member Planning Agreed

Name: Cllr D Marcus | Date: **18/11/2025**

## Site Description and Proposed Development

Branksea House is a social housing development located on Church Road on the island of St Mary's. It was constructed in 2005 and consists of 6 flats, which appear as 3 dwellings. The buildings are white painted render on the ground floor and blue composite clad on the first, with white windows and natural slate roofs. Each flat has its own entrance door which is metal in a yellow painted finish.



[P/24/045/FUL](#) approved the replacement of all 6 doors with yellow marine resistant UPVC doors with gold ironmongery. The non-material amendment the applicant is seeking through this application is to change the approved colour, yellow, to a palette of colours including white, red, blue and green. The applicant's preferred colour is blue.

## Consultations and Publicity

The application appeared on the weekly list on **10 November 2025**. Due to the nature of the proposal no external consultations are required.

## Representations from Residents

[0] letters of objection or support have been received.

## Relevant Planning History

[P/24/045/FUL](#): Replacement of metal doors with composite UPVC at 1-6 Branksea House. Granted permission on Monday 29<sup>th</sup> July 2024.

## Constraints

- Conservation Area
- Listed Building – Grade II - Gateway to West of the Chaplaincy – 20m
- Listed Building – Grade II – The Chaplaincy – 20m
- Area of Outstanding Natural Beauty
- Heritage Coast

## Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	Yes
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	Yes
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	Yes
Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity?	N/A
Is the parking and turning provision on site acceptable?	N/A
Would the proposal generally appear to be secondary or subservient to the main building?	N/A

Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	Yes
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	Yes
Is the proposal acceptable with regard to any significant change or intensification of use?	Yes

Heritage	YES OR NO
Would the proposal sustain or enhance the character and appearance of the Conservation Area?	Yes
If within the setting of, or a listed building: <ol style="list-style-type: none"> <li>Will the development preserve the character and special architectural or historic interest of the building?</li> <li>Will the development preserve the setting of the building?</li> </ol>	N/A
Within an Archaeological Constraint Area?	No

<b>Other Impacts</b>	N/A
Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	
Impact on protected trees a) Will this be acceptable b) Can impact be properly mitigated?	N/A
Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	N/A
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	Yes
Are the Water connection/foul or surface water drainage details acceptable?	N/A
If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment?	N/A
Are there external lights?	No

<b>Protected Species</b>	<b>YES OR NO</b>
Does the proposal include any re-roofing works or other alteration to the roof?	No
Does the proposal include any demolition?	No
Does the proposal include tree or hedge removal?	No
Is an assessment of impact on protected species required?	No
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements?	N/A
Are biodiversity enhancement measures required?	No
Is a condition required to provide biodiversity enhancement measures?	No

<b>Waste Management</b>	<b>YES OR NO</b>
Does the proposal generate construction waste?	Yes
Does the proposal materially increase the use of the site to require additional long-term waste management facilities?	No
Does the proposal include a Site Waste Management Plan?	P/24/045/FUL
Is a condition required to secure a Site Waste Management Plan?	No

<b>Sustainable Design</b>	<b>YES OR NO</b>
Does the proposal materially increase the use of the site to require additional sustainable design measures?	No

Does the proposal include any site-specific sustainable design measures?	No
Is a condition required to secure Sustainable Design Measures?	No

**Analysis:** The key policy for this application is SS2 (Sustainable Quality Design and Place-making) of the Isles of Scilly Local Plan (2015-2030). Policy SS2 requires development to respect and reinforce the character, identity and local distinctiveness of the area. The proposed colours, notably the blue, are considered to be in keeping with the site and the wider conservation area. The amendment is, therefore, found to accord with Policy SS2 and it is recommended that the non-material amendment is granted.

**EIA:** Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

**Proactive working:** In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable. This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

**Planning Policy:** Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

#### Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
Policy SS2 Sustainable quality design and place-making	✓
Policy OE1 Protecting and Enhancing the landscape and seascape	✓
Policy OE5 Managing Waste	✓
Policy LC8 Replacement Dwellings and Residential Extensions	✓

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

**Considerations under Human Rights Act 1998 and Equalities Act 2010:** The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report. In discharging their functions, must have “due regard” to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is

prohibited by or under the Act;

- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

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**Print Name:** Lisa Walton

**16/12/2025**

**Job Title:** Chief Planning Officer

**Signed:**



Authorised Officer with Delegated Authority to determine Planning Applications

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