



Council of the
ISLES OF SCILLY

COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Miss"/>	First Name:	<input type="text" value="Amanda"/>	Surname:	<input type="text" value="Pender"/>
Company name:	<input type="text" value="Island Fish Ltd"/>				
Street address:	<input type="text" value="Newpark"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Bryher"/>	Telephone number:	<input type="text"/>		
	<input type="text" value="Isles of Scilly"/>	Mobile number:	<input type="text"/>		
Country:	<input type="text"/>	Fax number:	<input type="text"/>		
Postcode:	<input type="text" value="TR230PR"/>	Email address:	<input type="text"/>		

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

The proposed development looks to demolish a wooden building constructed circa 80 years ago to be replaced with purpose built workspace for use by Island Fish Ltd. Located just west of 'Bar' 'Kenython' has formerly been used for residential purposes but has not been occupied for the last two and a half years. During this time the building has deteriorated rapidly and reached a state whereby it is not fit for either residential use or that of commerce.

The development proposed aims to rebuild mixed use workspace on the existing site in a similar 'like for like' style, albeit slightly larger. The current site is approximately 9m x 9m in size, the proposed new development is 10m x 10m.

Reusing as many materials as possible from the existing building the new build has been designed to fit into the space currently occupied by Kenython. Designed to be both attractive to the eye and to sit well within the landscape the new building will provide Island Fish Ltd with the space to operate efficiently, providing for the following functions: a raw fish preparation room, cooking room, processing room, office, toilet facilities (including access by the general public) and a shellfish/fish retail area/marine interpretation area.

Key to the proposal is that of developing an attractive building at what is a key gateway to Bryher. As such the building (screened by existing hedges on all four sides) will be single storey, feature a slate roof, wooden windows, and horizontal timber cladding (larch), similar to that of other buildings located on Bryher (Bryher Shop). Access to the building will be as it is at present (vehicular access to the rear, and pedestrian access to the south) but with a hard standing area 2m in width to the north of the building to facilitate loading and unloading. The south of the building will have a pergola along its length, designed both to soften the visage of the building but also to assist in providing shade for the building, keeping the temperature in the shop area down.

It is not anticipated that the landscape surrounding Kenython will be significantly altered by this development, indeed the garden and hedges that currently form part of the Kenython footprint will be retained and managed by Island Fish since it is recognised that the garden is an important feature of Bryher, appreciated by both locals and visitors alike.

A development of this type will allow Island Fish to develop on all levels both by the provision of an efficient and fit for purpose working environment which will allow the business grow, take on additional personnel and provide island establishments with a greater supply of local seafood but also by providing the space to provide additional facilities for our visitors in the form of interpretation material and improved access to fish and shellfish.

3. Description of the Proposal

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

7. Waste Storage and Collection

If Yes, please provide details:

Yes, bins will be provided and dealt with as it is at present by taking to the waste collection area on Bryher or reusing as bait for lobster pots.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Recyclable waste will be separated and disposed of as it is at present at Bryher waste collection area.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The building currently in situ was built circa 80 years ago. A wooden construction it was built without a damp course, any insulation and is sited on a concrete plinth that suffers from salt intrusion, In short the building does not fulfil any of the build requirements of a modern building and as such cannot be used for residential purposes nor for commerce. Empty since January 2014 the building has only fallen into a further state of disrepair and as such is unfit for use. Left as it is the building has the potential to become an eyesore creating a poor first and last impression of Bryher located as it is next to a major access point for visitors and locals alike.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

The property is surrounded by hedging,

Description of *proposed* materials and finishes:

No change, retain hedges

Doors - description:

Description of *existing* materials and finishes:

Wood and glass, painted finish.

Description of *proposed* materials and finishes:

Wood and glass, natural wood and painted finish.

Lighting - description:

Description of *existing* materials and finishes:

No outside lighting,

Description of *proposed* materials and finishes:

Do not propose to put in place any outside lighting.

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

Vehicle Access - description:

Description of *existing* materials and finishes:

Vehicle access to the north of the building over grass.

Description of *proposed* materials and finishes:

Retain access to the north of the building, putting in 2 metre width hard surface the length of the building for tractor, quad to park and make deliveries without scarring the grass.

10. Materials

Walls - description:

Description of *existing* materials and finishes:

Timber, green painted finish.

Description of *proposed* materials and finishes:

Timber, larch wood, natural finish

Windows - description:

Description of *existing* materials and finishes:

Wooden windows

Description of *proposed* materials and finishes:

Wooden casement windows

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Grey UPVC guttering.

Description of *proposed* materials and finishes:

Metal finish guttering.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

P001 Site Plan & Location Plan
P002 Proposed Plans
P003 Proposed Elevations
P004 Design & Access Statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Other (e.g. bus)	1	1	0
Short description of Other	Tractor		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

13. Assessment of Flood Risk

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

15. Existing Use

Please describe the current use of the site:

The site currently houses a residential dwelling that has been uninhabited since January 2014.

Is the site currently vacant?

- Yes No

If Yes, please describe the last use of the site:

Residential use.

When did this use end (if known) (DD/MM/YYYY)?

31/01/2014

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- Yes No

Land where contamination is suspected for all or part of the site?

- Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

- Yes No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- Yes No

17. Trade Effluent

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

There will be some waste water involved in the buildings usage, however this will be minimalized by the use of steamers for cooking rather than conventional boiling methods. The current building shares a septic tank with Bryher Boatyard, however in the past this has proved problematical as the septic tank has proved unable to cope with the increased volume of discharge as Bryher boatyard has developed. As part of this proposal we will put in place a new septic tank to support this development along with a soakaway system. The septic tank will be sited in the field to the south of Kenython in a field that Island Fish Ltd occupies. The proposed site for the septic tank and soakaway is shown on the supporting plans.

All waste materials will be separated and disposed of at the Bryher Waste Site.

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	1	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

18. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	100	100
Total	0	0	100	100

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	2	2.6
Proposed employees	2	4	4

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposed building will allow for the following activities: The preparation, storage, processing, distribution and sale of raw fish and cooked/raw shellfish. The building will consist of 3 commercial processing rooms - one room will take in raw fish and shellfish and allow for the filleting, gutting of fish etc and will include a cold store and ice machine, this room will not require ventilation nor will these activities generate any degree of noise. The cooking

23. Industrial or Commercial Processes and Machinery

room will house an electric steamer, ventilation will be required. The benefits of utilising a steamer rather than traditional boiling methods include the lack of smell, heat and a reduction in the volume of water required. Again electric steamers do not generate any noise. The third room will be for processing crab, cooking and packing orders. No commercial machinery will be required apart from a dishwasher, oven and microwave. The three other rooms that make up the building include an office area, toilet and retail/interpretation area housing two cold display cabinets.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Duchy of Cornwall"/>	<input type="text" value="21/09/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Hugh House"/>	
Street: <input type="text" value="The Garrison"/>	
Locality: <input type="text" value="St Mary's"/>	
Town: <input type="text" value="Isles of Scilly"/>	
Postcode: <input type="text" value="TR21 0LS"/>	

Title: First name: Surname:

Person role: Declaration date: Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

12/10/2016