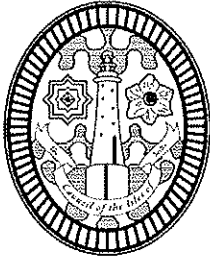


IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

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

PERMISSION FOR DEVELOPMENT

Application No: P/14/038/FUL **Date Application Registered:** 8th August 2014

Applicant: Mr Keith Bradford Appletree Cottage Lower Town St Martins Isles of Scilly TR25 0QL	Agent: Mr Paul Osborne The Kavorna Hugh Street St Mary's Isles of Scilly TR21 0LL
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Site and particulars of development: Lower Town Barns, Lower Town, St Martins, Isles of Scilly
Erection of storage shed.

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 3 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 complete accordance with the details shown on the approved submitted plan numbered KB-SS-1a stamped and dated 24th September 2014.

Reason: To define the nature and extent of the development in accordance with Circular 11/95 and for the avoidance of doubt.

C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

C4 Following completion of the storage barn hereby approved, the site shall not be used for the open storage of materials or equipment of any kind and the site shall be kept in a tidy condition.

Reason: In accordance with Policy 1 of The Isles of Scilly Local Plan 2005.

C5 The site shall not be externally illuminated or floodlit in any way.

Reason: The use of external illumination would be harmful to the character and appearance of the natural environment. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

C6 The use of the building hereby approved shall be for B8 storage use only and not for private domestic storage or any other purposes.

Reason: To enable the Local Planning Authority to retain control of the use of the building and in recognition of the justification for allowing the building in connection with a local business. In accordance with Policy 4 of the Isles of Scilly Local Plan 2005.

C7 Before development starts details of additional landscaping along the north and east boundaries shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the building hereby approved, the approved landscaping shall be implemented as approved and retained as such thereafter. All planting within the approved scheme of landscaping shall be carried out in the first planting season following completion of the development. Any plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of the appearance of the area and in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

C8 A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording;
2. The programme for post investigation assessment;
3. Provision to be made for analysis of the site investigation and recording;
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
5. Provision to be made for archive deposition of the analysis and records of the site investigation; and
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site comprises an area of known archaeological interest where it is the Local Planning Authority's policy to provide for the examination of archaeological remains and to ensure that there is an accurate recording of the Quay prior to the proposed alterations due to its historical

importance.

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 proactive manner by providing pre-application advice and negotiated improvements to the design of the proposal, in accordance with paragraphs 186 and 187 of the NPPF.

2 Informative

The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

Signed



Senior Manager – Infrastructure & Planning

DATE OF ISSUE: 24th September 2014