

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**



**COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
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/15/031/FUL **Date Application Registered:** 8th April 2015

**Applicant:** Mr Michael Hicks  
Westward  
Middle Town  
St Agnes  
Isles of Scilly  
TR22 0PL

**Agent:** Mr Aiden Hicks  
Westward  
Middle Town  
St Agnes  
Isles of Scilly  
TR22 0PL

**Site Address:** Land at Westward Farm Middle Town St Agnes Isles of Scilly

**Proposal:** Construction of 2 no. single storey timber clad holiday lets (including new package treatment plant).

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 complete accordance with the details shown on the approved submitted plans including drawing number 1178/A Proposed Plans and Elevations Dated 03/04/2015. Approved plans are stamped 'Approved' and dated 21st May 2015.**

Reason: To define the nature and extent of the development 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 Saturday. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.**

Reason: In the interest of protecting residential amenity of neighbouring properties.

**C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, modifying or re-enacting that order) there shall be no external alterations to the chalets, including any new openings, extensions or curtilage structures.**

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

- C5** Prior to the commencement of any of the approved works, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition materials and all waste arising from the building works, including excess material from excavations, shall be submitted to and agreed in writing with the Local Planning Authority. The development thereafter shall proceed in accordance with the approved scheme.

Reason: In the interests of the character and appearance of the development and the locality which is a designated Conservation Area and Area of Outstanding Natural Beauty in accordance with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

- C6** No development shall commence until full details, including samples, where requested, of the roof and external facing materials. Development shall be carried out in accordance with the approved materials only and be retained as such thereafter.

Reason: In the interests of the character and appearance of the development and the locality which is a Conservation Area and Area of Outstanding Natural Beauty. In accordance with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

- C7** Notwithstanding the provisions of Part C, Class C3 [Dwelling House] to the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), (or any Order revoking or re-enacting that Order), the premises shall be used for the purpose of holiday accommodation only in connection with Westward Farm and for no other purpose, including any other purpose within Class C3 of the Order. The property shall not be occupied by any persons for a total period exceeding 28 days in any calendar year. The owner shall maintain a register of occupiers for each calendar year including names, addresses and length of stay, and a copy of the register shall be supplied to the Local Planning Authority by 31st January each year.

Reason: The justification for the holiday chalets is in relation to the diversification of Westward Farm only and the occupation of the buildings as permanent residential properties would require further assessment in accordance with Policies 3 and 4 of the Isles of Scilly Local Plan 2015.

#### **Further Information**

- 1 In accordance with the Town and Country Planning (fees for Application and Deemed Applications) (Amendment) (England) Regulations 2008 a fee is payable to discharge any condition(s) on this planning permission. The fee is £97 for each request to discharge conditions(s) where the planning permission relates to a householder development (domestic extension/alteration or outbuilding etc). The fee is payable for each individual request made to the Local Planning Authority.
- 2 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 (for which a fee of £195 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
- 3 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994. This planning permission does not absolve

the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005.

- 4 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, in accordance with paragraphs 186 and 187 of the NPPF.

**Signed**

A handwritten signature in black ink, appearing to be 'C. D. N.', written in a cursive style.

**Senior Manager: Infrastructure and Planning**

**DATE OF ISSUE:** 21<sup>st</sup> May 2015

