

**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/15/052/FUL

**Date Application Registered:** 10th August 2015

**Applicant:** Mr Robert Dorrien-Smith  
The Estate Office  
Tresco  
Isles Of Scilly  
TR24 0QQ

**Agent:** Mr Colvin  
Llewellyn Harker Architects  
Home Farm  
East Pennard  
Shepton Mallet  
BA4 6TT

**Site Address:** Land adjacent to the Boat Shed, Palace Row New Grimsby Tresco Isles of Scilly

**Proposal:** Erection of new boat shed and construction of slipway.

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:**

- The Construction Details as confirmed in an Email from Jackie Hughes Dated 07 September 2015
- The Slipway Plan: Drawing Number: 3815-PL-02 Dated July 2015
- Plans and Elevations of the Boatshed and New Slipway: Drawing Number: 3815-PL-01 Dated July 2015

**These shall be signed and stamped as APPROVED and dated 22 September 2015**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the surrounding area, which is designated a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 1 and 2 of the Local Plan.

**C3 The development hereby permitted shall be carried out strictly in accordance with the relevant Environment Agency Pollution Prevention Guidelines and best practice measures to ensure:**

- Precautions are taken to minimise disturbance to the inter-tidal areas below the MHWS (mean high water spring);
- Access to and along the foreshore (if required) is arranged so as to minimise disturbance to the intertidal areas by taking access via the existing slipways and private roads;
- The work area on the foreshore being clearly marked out and adhered to; and

- **No Storage of Materials on the foreshore during the construction phase.**

Reason: In the interests of protecting the environment and wildlife and the surrounding landscape designations in accordance with policy 1 of the Isles of Scilly Local Plan 2005.

- C4 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast, are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

- C5 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 interests of protecting the amenity of the area.

- C6 No development shall commence until full details, including samples where requested, of the removable flood barrier have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed as approved and retained as such thereafter.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact of the creation of a removable floor barrier both in terms of visual appearance and reliability to prevent flooding.

#### Further Information

- 1 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.
- 2 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 condition(s). The fee is payable for each individual request made to the Local Planning Authority.
- 3 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.
- 4 The applicant is advised that should storage, access or encroachment within the Castle Down SSSI be found to occur as a result of the proposals during or after the works, this will be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended) whereby the applicant may be liable on summary conviction to a maximum fine of £20,000 or on conviction on indictment to an unlimited fine.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 22<sup>nd</sup> September 2015