

**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/15/059/FUL

**Date Application Registered:** 3rd August 2015

**Applicant:** The Council Of The Isles Of Scilly  
Town Hall  
The Parade  
St Mary's  
Isles of Scilly  
TR21 0LW

**Agent:** Mr Andrew Renshaw  
Stride Treglown  
Promenade House  
The Promenade  
Clifton Downs  
Bristol  
BS8 3NE

**Site Address:** Ex-Secondary School Carn Thomas Hugh Town St Mary's Isles of Scilly

**Proposal:** Demolition of the former Carn Thomas Secondary School.

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 demolition hereby permitted, shall be carried out in accordance with the approved details only including:**

- The Site Location Plan: Drawing Number: AP0001 Dated July 2015
- The Site Hoarding Elevation: Drawing Number: 25505\_AP1001 Dated July 2015
- The Site Hoarding Location Plan: Drawing Number: AP1000 Dated July 2015
- The Buildings to be Demolished Plan: Drawing Number: AP0002 Dated July 2015
- The Block Plan: Drawing Number: AP0002 Dated July 2015

These are signed and stamped as APPROVED and dated 25 September 2015

Reason: To define the nature and extent of the development and for the avoidance of doubt.

**C3 Prior to the commencement of the demolition, a Site Waste Management Plan, including details of the means/location of disposal of all demolition material and all waste arising from the demolition 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 unless otherwise agreed in writing by the Planning Authority.**

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 the landscape and

management of waste, to be submitted to 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.

- C4 All demolition works including other 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. Any contractors carrying out this permission shall inform, in writing, both the Local Planning Authority and any nearby and neighbouring residential and business properties, with a minimum of 7 days' notice, that demolition works are to commence.**  
Reason: In the interests of the amenity of the area.
- C5 The demolition works hereby permitted, shall take place outside the main bird nesting season. The Local Planning Authority should be notified of the commencement of the works and that bird nesting activities have ceased.**  
Reason: In the interests of protecting wildlife and in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.
- C6 Prior to the commencement of the development, hereby approved a Bat Emergency Survey shall be carried out and submitted to the Local Planning Authority.**  
Reason: In the interests of protecting wildlife and in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.
- C7 If, as a result of the Bat Survey (required by condition 6 above), the site is identified as an active bat roost, it would be covered under a Natural England European Protected Species (EPS) mitigation license. If this is the case, before the demolition works, hereby permitted, are carried out, details of the provisions made for bats shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and be retained as such thereafter.**  
Reason: In the interests of protecting wildlife and in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.
- C8 No demolition shall commence until full details, including colour finish of the hoarding together with any tress and hedges to be retained, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials only and be retained as such thereafter.**  
Reason: In the interests of the wider character and appearance of the conservation area and in accordance with Policy 1 of the Isles of Scilly Local Plan 2005

#### **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 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C.

Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. 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. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Williams 01720 424315, M. And A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

- 4 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.

Signed

A handwritten signature in black ink, appearing to be 'C. Williams', written over a horizontal line.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 25<sup>th</sup> September 2015