

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/15/063/FUL

Date Application Registered: 6th August 2015

Applicant: Mr Mark Wright
21 Porthmellon Industrial
Estate
St Mary's
Isles of Scilly
TR21 0JY

Site Address: Scillonia Building Supplies 21 Porthmellon Industrial Estate Porth Mellon St Mary's Isles of Scilly.

Proposal: Raise roof over shop area, timber clad SW elevation, construct covered area at shop entrance, construct timber building to NW elevation for storage of materials.

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 Prior to the commencement of the development, hereby approved a Bat Survey shall be carried out and submitted to the Local 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 whether there would be any impact on bats in accordance with the NPPF and the Isles of Scilly Biodiversity and Geological Conservation Good Practice Guide.
- C3 If, as a result of the Bat Survey (required by condition 2 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 development 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: 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 on bats and to provide appropriate nature conservation enhancement in accordance with the NPPF and the Isles of Scilly

C4 The development hereby permitted, shall be carried out in accordance with the approved details only including:

- **The Design and Access Statement Dated 28 July 2015**
- **The Site Location Plan Date Stamped 5 August 2015**
- **The Elevation Drawings REF: SBSEL-1 Dated 20 July 2015**
- **The Plan Drawings REF: SBSFO-1 Dated 20 July 2015**

These are signed and stamped as APPROVED and dated 28th September 2015

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

C5 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 unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that those characteristics which contribute, inter alia, 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 and tipping of waste.

C6 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.

C7 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: 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 potential visual impact of the development. In the interests of the character and appearance of the site 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.

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 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 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.**

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, 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.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 28th September 2015