

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/15/083/FUL **Date Application Registered:** 8th October 2015

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| Applicant: Mr Ben Blackwell Ventoux McFarland's Down St Mary's Isles of Scilly TR21 0NS | Agent: Mr Paul Osborne Jus Limin' Carn Thomas Hugh Town St Mary's Isles of Scilly TR21 OPT |
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Site Address: Ventoux McFarland's Down St Mary's Isles of Scilly TR21 0NS
Proposal: Erection of porch to side and extension to rear of existing dwelling.

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 works hereby permitted shall be carried out in accordance with the approved details only including:**
- Existing Floor Plans and Elevations BB-EB-1a dated September 2015
 - Proposed Floor Plans and Elevations BB-PA-2a dated September 2015
- These shall be signed and stamped as APPROVED**
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 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.

PRE-COMMENCEMENT CONDITIONS

- 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 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 landscape and management of waste, to be submitted and agreed 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 The development hereby approved shall not take place until the applicant has secured the implementation of an archaeological watching brief in accordance with a Written Scheme of Investigation (WSI) submitted by the applicant and approved in writing by 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 the impact upon potential archaeological remains. The site lies close to an area of known archaeological interest where it is the Local Planning Authority's policy to provide for the examination of archaeological remains. An archaeological watching brief is required to ensure those characteristics which contribute to our understanding of the development of islands and the historic environment are not eroded or lost by development proposals. In accordance with the requirements of 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 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 £28 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 £28 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.
- 4 **Informative(s)**
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 and Planning

DATE OF ISSUE: 27th November 2015