

**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/16/025/FUL

**Date Application Registered:** 29th March 2016

**Applicant:** Mr Andrew May  
Seaways Flower Farm  
Porthloo  
St Mary's  
Isles Of Scilly  
TR21 0NF

**Site Address:** Land At Seaways Farm Porthloo Lane St Mary's Isles Of Scilly

**Proposal:** Erection of agricultural building.

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:**

- **Proposed Elevations, Drawing Number: SF-4 dated Sept 2015**
- **Site Waste Management Plan Date Stamped: 11th April 2016**
- **Proposed Block Plan and Floor Plan, Drawing Number: SF-4A dated Sept 2015**
- **Proposed Levels, Drawing Number: SF-5 date stamped 20th April 2016**

**These are signed and stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2015.

**PRE-COMMENCEMENT CONDITION**

**C3 No development hereby approved shall 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 the submission of information that is required to fully understand the impact upon potential below ground archaeological remains, that was not submitted as part of the applications. This is required in the interests of

protecting/recording features of archaeological importance. In accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 128 of the National Planning Policy Framework 2012.

**C4 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

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

**C5 The agricultural building hereby permitted shall be for agricultural use only and for no other purpose, particularly general industrial or other storage under Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

Reason: Any other use would require further assessment in accordance with policies 1, 2 and 4 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 manner, 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) and 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.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 31<sup>st</sup> May 2016