

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/16/038/FUL

Date Application Registered: 20th April 2016

Applicant: Mr & Mrs Nick Cust
Sunholme
Porthloo
St Mary's
Isles of Scilly
TR21 ONE

Agent: Mr Barry Coupe
Island Architects
Courtney Cottage
Fairfield Road
Iwerne Courtney
Blandford Forum
DT11 8QA

Site Address: Sunholme Porthloo St Mary's Isles of Scilly TR21 ONE

Proposal: Re-build existing dwelling to create a 2 storey 3 bedroom dwelling. (Re-submission of refused application P/16/003/FUL)

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 New House, Survey and Floor Plan, Drawing Number: 2068/01 Date Stamped: 15th April 2016
 - Proposed New House, Proposed Ground Floor Plan, Drawing Number: 2068/30 Date Stamped 15th April 2016
 - Proposed New House, Proposed First Floor Plan, Drawing Number: 2068/31 Date Stamped 15th April 2016
 - Proposed New House, Proposed Side/North Elevation, Drawing Number: 2068/32 Date Stamped 15th April 2016
 - Proposed New House, Proposed Front/West Elevation, Drawing Number: 2068/33 Date Stamped 15th April 2016
 - Proposed New House, Proposed Rear/East Elevation, Drawing Number: 2068/34 Date Stamped 15th April 2016
 - Proposed New House, Proposed Side/South Elevation, Drawing Number: 2068/35 Date Stamped 15th April 2016
 - Proposed New House, Proposed Sketch Dormer Detail, Drawing Number: 2068/37 Date

Stamped 15th April 2016

- **Proposed New House, Proposed Roof Plan and Block Plan, Drawing Number: 2068/38**
Date Stamped 15th April 2016
- **Site Location Plan, Date Stamped 20th April 2016**
- **Design and Access Statement, Date Stamped 15th 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 2005.

- C3 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.

PRE-COMMENCEMENT CONDITION

- 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

PRE-COMMENCEMENT CONDITION

- C5 Prior to the occupation of the dwelling hereby permitted, it shall be connected to a new sewerage treatment system the details of which shall be agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as agreed and retained as such thereafter.**

Reason: This is a pre-commencement condition that requires the submission of details that were not submitted as part of the original application but are required in order to ensure the development has a suitable means of foul drainage in accordance with Policy 6 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION

- C6 In the event of any under-pinning or other unanticipated groundworks being required in connection with this dwelling, works shall cease and the applicants shall secure 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 details to fully understand the impact upon potential below ground archaeological remains that were not submitted as part of the application. 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.

PRE-COMMENCEMENT CONDITION

C7 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

Reason: In accordance with Policy 2 of the Local Plan and to minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the Local Plan.

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). 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:

31st May 2016

