

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/16/053/FUL **Date Application Registered:** 10th June 2016

Applicant: Mr Robert Dorrien-Smith
Tresco Estate
Estate Office
Tresco
Isles of Scilly
TR24 0QQ

Agent: Martin Llewellyn
Llewellyn Harker Ltd
Home Farm
Kennel Lane
East Pennard
Shepton Mallet
Somerset
BA4 6TT

Site Address: Ruin Beach Cafe Back Lane Norrad Tresco Isles of Scilly

Proposal: Extension to existing restaurant to provide enlarged food preparation area and staff facilities and increase bar area.

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:

- **Site Plan, drawing number: 3888-03 dated May 16 and Date Stamped 07 Jun 2016**
- **Elevations and Sections, drawing number: 3888-05 dated May 16 and Date Stamped 07 Jun 2016**
- **Staff Room and Bar Extensions as proposed, drawing number: 3888-02, A dated April 16 and Date Stamped 07 Jun 2016**
- **Staff Room and Bar Extensions as proposed, drawing number: 3888-01, A dated April 16 and Date Stamped 07 Jun 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.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

C3 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 only.

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

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.

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 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) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 25/07/2016



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424350

✉planning@scilly.gov.uk

Dear Mr Robert Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/16/053/FUL and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

I/we intent to commence the development as approved: Extension to existing restaurant to provide enlarged food preparation area and staff facilities and increase bar area at: Ruin Beach Cafe Back Lane Norrad Tresco Isles Of Scilly

on:..... and I am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C3 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 only.