



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

Please ask for: Mrs Lisa Walton

Our Ref: P/16/055/FUL

Mrs Lisa Jackson
Jackson Planning Ltd
Fox Barn
Hatchet Hill
Lower Chute
Andover
SP11 9DU

8th August 2016

Dear Mrs Lisa Jackson

Re: Post Submission Planning Performance Agreement (PPA)

PLANNING REFERENCE DEVELOPMENT PROPOSED:

P/16/055/FUL

Demolition of 3 number lower ground floor hotel bedrooms, and replacement with 6 number C3 use class dwelling units for restricted holiday letting. Change of use of staff accommodation block to 2 number C3 use class dwelling units for restricted holiday letting and formation of pitched roof with stone clad chimney, to replace flat roof. Alterations to external facade of staff block including new windows, doors and cladding, demolition of chimney to former boiler. New pitched roof above dining room over existing flat roof. Partial demolition of flat roofed hotel lobby area and replacement with new entrance to hotel. Installation of green roof over flat roof to hotel lounge. Landscaping works to form outdoor dining terraces on former hotel garden and re-profiling of garden. Installation of ground source heat pump/loop, solar panels on flat roof, break tank for foul sewage. Partial demolition of wall to car park and rebuilding at cill height. Demolition of garage and store and replacement with gas bottle store. (Re-submission) (Amended Plans)

LOCATION:

Tregarthen's Hotel, Garrison Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 0PP

The Council of the Isles of Scilly has adopted a development management approach to the facilitation of development proposals. In doing so it has accepted that dealing with certain planning applications within the statutory 8 week target date is not always possible given the sensitive environmental conditions.

Your planning application falls within this category and we would like to work with you to allow further time to resolve the outstanding aspects of the scheme. To assist in the determination of the planning permission within a reasonable timescale we would request that you now agree to sign up to a Planning Performance Agreement (PPA) with the Local Planning Authority (LPA). This would allow us to continue to negotiate and reach a decision beyond the original 8 week deadline of **8th August 2016**. This would be at nil cost to either you or your client, but would enable the Council to keep the case open whilst maintaining a dialogue with you.

If the applicant is agreeable to entering in to the PPA then I would request that the attached PPA document is signed and returned the LPA at the Council of the Isles of Scilly, at the above address. By entering into a PPA with the LPA you can expect the following:

- An opportunity for ongoing dialogue and negotiation on the planning application;
- Further meetings with the case officer (where necessary) to resolve any outstanding planning matters;
- A revised target date with a commitment to an ongoing review; and
- A commitment from the Council to issue the planning permission within 10 working days of the S.106 being completed (if required).

Please contact the planning officer Mrs Lisa Walton should you wish to discuss this further and we look forward to receiving your signed PPA. We would recommend that you keep a copy of this PPA for your records.

Yours Sincerely


Craig Dryden
Senior Manager: Infrastructure and Planning

LPA Planning Reference: P/16/055/FUL

Site Address: Tregarthen's Hotel, Garrison Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 OPP

The Planning Performance Agreement

Please return to:

Planning Department
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 OLW

This Planning Performance Agreement is entered into by the applicants and the Local Planning Authority to ensure that the outstanding matters regarding the planning application can be successfully resolved and a decision reached.

In return for signing this PPA we understand that there will be:

- An opportunity for ongoing dialogue and negotiation on the planning application;
- Further meetings with the case officer and other specialists (where necessary) to resolve any outstanding planning matters;
- A commitment from the Isles of Scilly Council to issue the planning permission within a target date of 10 working days of a decision being reached or, if required, the signed S.106 being completed.

There is no additional fee required for this service and it does not prejudice the applicant's ability to appeal non-determination should this become appropriate.

Whilst the LPA will endeavour to resolve all planning issues with your case nothing in this PPA shall restrict the Council of the Isles of Scilly properly exercising its role as the Local Planning Authority. Similarly, nothing in this PPA fetters the Council's statutory powers to grant or refuse planning permission.

Target Date for Issuing a Decision unless otherwise agreed: **12/08/2016**

To be filled out following agreement by both parties

Signed on behalf of the LPA on

Print Name: LISA WALTON

Signed and dated on behalf of the APPLICANT on

Print Name: LA JACKSON

on behalf of
NIGEL WOLSTENHOLME

Date:.....

9.8.16

Signed:.....

Date:.....

8.8.16

Signed:..

