

## King, Andrew

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**From:** Pearce, Julian  
**Sent:** 31 October 2016 11:59  
**To:** King, Andrew; Planning  
**Subject:** RE: P/16/091: Land at Sandy Lane, Middle Town, St Martins, Isles of Scilly  
**Attachments:** AONB planning response.docx

Thank you for consulting the AONB Partnership on this proposed planning application. This response does not incorporate any input from Natural England who will issue any response, if appropriate, through their own consultation processes.

It appears from the application that the proposed dwelling will cause minimal disturbance and will have limited visual impact on the surrounding area and consequently there are no specific comments from the AONB Partnership.

Reference should be made to the attached AONB Partnership response which refers to the Council's statutory duty in respect of the AONB designation and reaching decisions on planning applications.

Regards  
On behalf of the AONB Partnership

Julian

Julian Pearce  
Senior Officer: Physical Assets and Natural Resources

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0JZ  
Direct Line: 01720 424806 | Ext. 506 | Reception: 01720 424000  
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**From:** King, Andrew  
**Sent:** 18 October 2016 15:30  
**To:** 'e-swast@historicengland.org.uk'; Pearce, Julian  
**Subject:** P/16/091: Land at Sandy Lane, Middle Town, St Martins, Isles of Scilly

Dear Consultee,

### CONSULTATION ON PLANNING APPLICATION

<b>PLANNING REFERENCE</b>	P/16/091/FUL
<b>DEVELOPMENT PROPOSED:</b>	Erection of 2 person shepherds hut for use as holiday accommodation.
<b>LOCATION:</b>	Land At Sandy Lane Middle Town St Martin's Isles Of Scilly

The Local Planning Authority would like to consult with you on the above application. Should you wish to make any comments on this application, please make them in writing by **8<sup>th</sup> November 2016** to the Planning Department, the Town Hall, The Parade, Hugh Town, St Marys, Isles of Scilly TR21 0LW or by email to [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk). All forms, details and plans submitted with the application are available online here: <http://www.scilly.gov.uk/planning-application/planning-application-p16091>

I look forward to receiving your comments in due course. If I have not heard from you by the **8<sup>th</sup> November 2016** I will assume you have no comments to make on this application.

Yours sincerely,

**Andrew King**

Officer: Planning & Development Management

Council of the Isles of Scilly, Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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To; Council of the Isles of Scilly Planning Dept

The Isles of Scilly AONB Partnership notes that this application affects the nationally designated area and, as such, the Planning Authority has a statutory duty to take the AONB designation into account in determining it.

Particularly important in this respect are national policies which give the highest levels of protection to AONBs, including NPPF para 14 footnote 9; para 115; and, in the case of major development, para 116. In addition to other local planning considerations, the application clearly also needs to conform with the Council of the Isles of Scilly local plan and associated planning documents that make specific reference to the Isles of Scilly AONB.

The statutory Isles of Scilly AONB Management Plan 2015-2020 formally approved and adopted by the Council of the Isles of Scilly contains further Council policies that are material planning considerations which should be given due weight.

As a non-statutory consultee, the Partnership is not resourced to respond to all planning applications affecting the Isles of Scilly AONB, and has not in making this response studied the detail of this application. The AONB Partnership may choose to make further comments on this application, but if not, the absence of detailed consideration and comments by the Partnership should NOT be interpreted as suggesting that this application raises no issues regarding the AONB designation. This remains a matter for the Council to take fully into consideration, fulfilling its statutory duty in respect of the AONB, in reaching a decision on the application.

Best Regards

Julian Pearce

For and On Behalf of the Isles of Scilly AONB  
Senior Officer: Physical Assets and Natural Resources