

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/16/097/FUL **Date Application Registered:** 22nd September 2016

Applicant: Mr Robert Dorrien-Smith Tresco Estate Offices Tresco Estate Abbey Farm Tresco Isles Of Scilly TR24 0QJ	Agent: Martin Llewellyn Llewellyn Harker Home Farm East Pennard Shepton Mallet Somerset BA4 6TT
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Site Address: Land adjacent to the Boat Shed Palace Row New Grimsby Tresco Isles of Scilly
Proposal: Application for new boat shed and slipway. Resubmission of previously approved scheme P/15/052/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:

- o **The Construction Details (CEMP) as confirmed in an Email from Jackie Hughes Dated 07 September 2015**
- o **The Slipway Plan: Drawing Number: 3815-PL-02 Dated July 2015**
- o **Plans and Elevations of the Boatshed and New Slipway: Drawing Number: 3815-PL-01 Dated July 2015**

These are stamped as APPROVED

Reason: For the avoidance of doubt and in the interests of the character and appearance of the surrounding area, which is designated a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 1 and 2 of the Local Plan

C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturday. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.

Reason: In the interests of protecting the amenity of the area.

C4 The development hereby permitted shall be carried out strictly in accordance with the relevant Environment Agency Pollution Prevention Guidelines and best practice measures to ensure:

- **Precautions are taken to minimise disturbance to the inter-tidal areas below the MHWS (mean high water spring);**
- **Access to and along the foreshore (if required) is arranged so as to minimise disturbance to the intertidal areas by taking access via the existing slipways and private roads;**
- **The work area on the foreshore being clearly marked out and adhered to; and**
- **No Storage of Materials on the foreshore during the construction phase.**

Reason: In the interests of protecting the environment and wildlife and the surrounding landscape designations in accordance with policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan

C5 Prior to the commencement of the development, hereby approved, 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 in writing 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 – Submission of details of Flood Barriers

C6 Prior to the commencement of the development, hereby approved, full details, including samples where requested, of the removable flood barrier shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed as approved and retained as such thereafter.

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 of the creation of a removable floor barrier both in terms of visual appearance and reliability to prevent flooding.

PRE-COMMENCEMENT CONDITION – Submission of details of local granite

C7 Prior to the commencement of the development, hereby approved, full details including samples where requested, of the local granite for the rock armour to either side of the slip, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed as approved and retained as such thereafter.

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 of the development in terms of visual appearance in the wider landscape as a Conservation Area, Heritage Coast and Area of Outstanding Beauty in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of Written Scheme of Investigation

C8 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 Local Planning Authority.

Reason: This is a pre-commencement condition that requires details to be submitted to ensure the careful monitoring and or recording of any archaeological remains uncovered at the site. In the interests of protecting and/or recording features of archaeological importance in accordance with Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 169 of the National Planning Policy Framework 2012.

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: 24th November 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/16/097/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: Application for new boat shed and slipway. Resubmission of previously approved scheme P/15/052/FUL at: Land Adj To Boat Shed Palace Row New Gimsby 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 CONDITIONS

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- C6** Prior to the commencement of the development, hereby approved, full details, including samples where requested, of the removable flood barrier shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed as approved and retained as such thereafter.
- C7** Prior to the commencement of the development, hereby approved, full details including samples where requested, of the local granite for the rock armour to either side of the slip, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed as approved and retained as such thereafter.

C8 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 Local Planning Authority.