



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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

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## OFFICER REPORT – DELEGATED

Application number: P/16/100	Expiry date: 03/11/2016
Received on: 27/10/2016	Neighbour expiry date: 21/10/2016
UPRN:	Consultation expiry date: 21/10/2016
Legal agreement:	Site notice posted: N/A
Departure:	Site notice expiry: N/A
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Mr A Blackwell
Site Address:	Unit 6, Porthmellon Industrial Estate, St Mary's Isles of Scilly
Proposal:	Application for non-material amendment to planning permission P/16/050/FUL (Change of use to store including alterations) to create double timber doors (measuring 2800mm x 2300mm) for loading/deliveries including re-location of staff parking.
Application Type:	Non material amendment

### Description of site and development:

Unit 6 is located along the south eastern boundary of the southern corner of Porthmellon Industrial Estate. The building is detached with a dual pitched roof, rendered elevations and a tiled roof. Access to the site is via the main road entering the Industrial Estate from Telegraph Road.

This application is for a non-material minor amendment to the approved change of use of a Sui Generis building to a store (class B8) use, as approved at Planning Committee under P/16/050/FUL. The minor amendment includes the change of openings on the north elevation of the building from a window to timber double doors located to the left hand side of the elevation. The doors are proposed to measure approximately 2800mm x 2300mm. The previously approved parking plan is also proposed to be altered by the switching of the locations of the loading/deliveries allocated parking space originally on the west elevation of the building with the staff parking on the northern elevation of the building. The applicant states that the alterations are required as the northern elevation will now be the area where deliveries are taken.

**Public representations:**

No public representations have been received in respect of this application for a non-material amendment to a previously approved scheme.

**Consultee representations:**

None

**Relevant policies, SPGs and Government guidance:**

ISLES OF SCILLY LOCAL PLAN (2005)

Policy 1 Environmental Protection

Policy 2 Sustainable Development

Policy 4 Economic Development

The National Planning Policy Framework is also a material planning consideration.

**Appraisal/key issues and conclusion:**

This application seeks a non-material minor amendment to application ref. P/16/050/FUL which was approved on 22<sup>nd</sup> July 2016 and the proposed amendments are listed earlier in this report.

The proposed alteration is minor in nature and is not considered to alter the substance of the application and the effect of the changes do not materially alter the consideration or matters raised under the approved scheme.

It is judged that the proposed alteration would not detract from the character or appearance of this building.

The proposed alteration to the parking plan maintains the same number of parking spaces on site as previously approved and therefore the amendment is considered to be acceptable in terms of highway safety.

The amendments would not result in causing any adverse harm to neighbouring amenity and no letters of public representation have been received. The amendments do not impact upon the wider character of the Conservation Area, AONB or Heritage Coast in accordance with Policies 1 and 2 of the adopted Local Plan.

The proposed amendments are considered to be acceptable.

**Recommendation:**

The proposed amendments are considered to be acceptable.

**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Drawing number: HH-JD-PE/2/A date stamped 27 September 2016

Drawing of Parking Plan date stamped 27 September 2016

**CONDITIONS:**

Non applicable

Signed: S Wade	Dated: 24/10/2016	Signed:	Dated:
Planning Officer		Senior Manager	