

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/16/103/FUL **Date Application Registered:** 11th October 2016

Applicant: Mr Jon & Daniel May
Peninnis House
Church Road
Hugh Town
St Mary's
Isles of Scilly
TR21 0NA

Site Address: Peninnis Farm Luxury Camping King Edwards Road Hugh Town St Mary's Isles of Scilly

Proposal: Change of use of land from serviced campsite for 7 tents to 7 more robust 'pod cabin' structures. The new cabins will sit on the existing tent platforms and there will be no new additions to roads, access, trenching, services or infrastructure.

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 Location Plan 1:1250**
- **Cooper Partnership Indicative Layout**
- **1:50 floor plan and elevations drawings 1, 2, 3, 4 and 5.**
- **Applicant e-mail dated 27 October 2016**

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of a Construction Management Plan

C3 Prior to the commencement of the development, hereby approved, a Construction Environmental Management Plan (CEMP), proportionate to the scale of development, shall be submitted to and approved in writing by the Local Planning Authority. This shall include appropriate Pollution Prevention Measures. The development shall be carried out in accordance

with the approved plans and the CEMP only.

Reason: To ensure that the construction process takes place in such a way that it is compatible with the location, its access and designation of the area.

- C4 Each unit of accommodation hereby permitted shall not be used otherwise than for the purpose of short-term holiday accommodation. The units of accommodation shall not be occupied as a permanent dwellings and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This register shall be made available on request for inspection by any duly authorised officer of the Local planning Authority.**

Reason: The site is in a location within which new permanent residential development would not be acceptable in policy terms. However, use for holiday purposes only is considered to be acceptable due to the economic benefits of the proposal and to assist in the continued viability of the farm to which it is associated in accordance with Policy 4 of the Isles of Scilly Local Plan 2005.

- C5 The units of holiday let accommodation hereby permitted and edged red on the approved plans shall be linked to the continuing management of the agricultural land associated with Peninnis Farm and shall not be sold off or sub-let separately from Peninnis Farm.**

Reason: To ensure that the holiday accommodation forms part of the commercial farm holding and is linked to the continued management of the land.

- C6 None of the pod cabins hereby permitted shall be replaced by any other structure, cabin or pod differing from the approved details, unless or until details of the size, design, materials and colour of such replacements have first been approved in writing by the Local Authority, through the approval of a subsequent planning application.**

Reason: The specific details of the cabin pods have been approved in this case as they are considered to respect the landscape and are acceptable in this location. Alternative cabin pods may not have such an acceptable impact and therefore scrutiny is required in terms of compliance with planning policies and the character and appearance of this rural area.

SUBMISSION OF EXTERNAL LIGHTING DETAILS

- C7 Prior to the erection of any external lighting, within the red lined area, the details shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the lighting shall be installed and maintained in accordance with the approved details only.**

Reason: In the interests of the amenities of this rural area and the protection of the dark night sky of the Isles of Scilly Area of Outstanding Natural Beauty.

- C8 There shall be no more than a combined total of 7 tents and/or cabin pods within the red lined application site area. No ancillary tents or other structures shall be erected in connection with the cabin pods hereby permitted.**

Reason: To accord with the terms of the planning permissions in the interests of the visual amenities of the area.

- C9 The details set out, submitted and agreed as required by Condition 9 of Application P/11/101 in particular regarding the treatment of sewerage, the disposal of waste, water conservation and harvesting, and the provision of a biomass boiler, shall be strictly undertaken and maintained in accordance with those agreed details and specifications.**

Reason: To ensure the development incorporates sustainable design measures to minimise the impact of the development on essential infrastructure in accordance with Policies 2 and 6 of the Isles of Scilly Local Plan 2005.

- C10 The flues of the cabin pods hereby permitted shall be finished, externally, in matt black unless an alternative colour is agreed in writing by the Local Planning Authority. The flue shall be retained**

as approved thereafter.

Reason: To safeguard the character and visual appearance of the site and the surrounding area, which is designated an AONB and Conservation Area, and to accord with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

- C11 With the exception of accesses into the site, the boundaries of the red lined application site shall be retained and maintained with hedging at a height of no less than 2.2m above adjoining ground level and any hedging that dies or becomes diseased shall be replaced in the next available planting season and the hedge allowed to grow and then be retained at the minimum 2.2m height.**

Reason: To safeguard the character and visual appearance of the site and the surrounding area, which is designated an Area of Outstanding Natural Beauty and Conservation Area, and to accord with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

- C12 No permanent footways, signage or hard standings shall be provide within the red lined application sites unless otherwise agreed in writing by the Local Planning Authority. If approved the works shall take place in accordance with the agreed detailed.**

Reason: To safeguard the character and visual appearance of the site and the surrounding area, which is designated an Area of Outstanding Natural Beauty and Conservation Area, and to accord with Policies 1 and 2 of the Isles of Scilly Local Plan 2005.

- C13 All external and internal works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday, Bank or Public 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 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 Jon & Daniel May

Please sign and complete this certificate.

This is to certify that decision notice: P/16/103/FUL and the accompanying conditions have been read and understood by the applicant: Mr Jon & Daniel May.

I/we intent to commence the development as approved: Change of use of land from serviced campsite for 7 tents to 7 more robust 'pod cabin' structures. The new cabins will sit on the existing tent platforms and there will be no new additions to roads, access, trenching, services or infrastructure. at: Peninnis Farm Luxury Camping King Edwards Road Hugh Town St Mary's 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 development, hereby approved, a Construction Environmental Management Plan (CEMP), proportionate to the scale of development, shall be submitted to and approved in writing by the Local Planning Authority. This shall include appropriate Pollution Prevention Measures. The development shall be carried out in accordance with the approved plans and the CEMP only.