

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/16/106/FUL **Date Application Registered:** 14th October 2016

Applicant: Mr Terry Perkins
2 Coastguard Bungalows
Highertown
St Martin's
Isles Of Scilly
TR25 0QN

Site Address: The Community Hall Middle Town St Martin's Isles of Scilly TR25 0QN

Proposal: Construction of an observatory comprising two pre-fabricated glass fibre domes, a timber clad warm room with a slate tile roof all surrounded by a 1.8m square panel timber fence.

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 on A4**
- **Block Plan 'COSMOS 2'**
- **Plan and Elevations 'COSMOS 3'**

These are signed and stamped as APPROVED

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

PRE-INSTALLATION - SUBMISSION OF SAMPLES/DETAILS OF ROOF SLATES

C3 Prior to their installation, a sample of the roof slates and a sample of the timber cladding for the elevations of the building, hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The building shall be constructed in accordance with the approved materials thereafter.

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

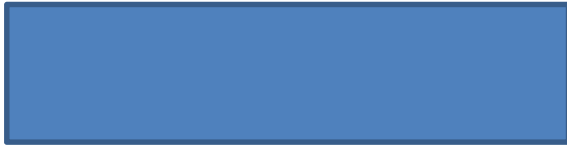
RETENTION OF BOUNDARY HEDGES

- C4** The boundary hedges within the red lined area of the development, hereby approved, shall be retained at a minimum height of 2 metres, unless otherwise agreed in writing by the Local Planning Authority. The hedges shall remain at or higher than the agree height thereafter.
Reason: In the interests of the character and appearance of the Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

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 Terry Perkins

Please sign and complete this certificate.

This is to certify that decision notice: P/16/106/FUL and the accompanying conditions have been read and understood by the applicant: Mr Terry Perkins.

I/we intent to commence the development as approved: Construction of an observatory comprising two pre-fabricated glass fibre domes, a timber clad warm room with a slate tile roof all surrounded by a 1.8m square panel timber fence at: The Community Hall Middle Town St Martin's Isles Of Scilly TR25 0QN

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.

CONDITIONS TO BE DISCHARGED:

- C3 Prior to their installation, a sample of the roof slates and a sample of the timber cladding for the elevations of the building, hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The building shall be constructed in accordance with the approved materials thereafter.**