

**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](mailto: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/16/112/FUL      **Date Application Registered:** 7th December 2016

**Applicant:** Mr Geoff Taylor      **Agent:**  
Veronica Farm  
South'ard  
Bryher  
Isles of Scilly  
TR23 OPR

**Site Address:** Fernside Bryher Isles of Scilly TR23 OPR

**Proposal:** Completely re-clad all exterior walls with cedar cladding.

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 Site Location Plan 1:1250 on A4; date stamped 17 December 2016**

**This is stamped as APPROVED**

Reason: For the avoidance of doubt and to make sure the development accords with the approved plans.

**PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan**

**C3 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, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

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 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 tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan

**PRE-INSTALLATION CONDITION – Submission of details of any external lighting**

**C4** 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.

Reason: In the interests of the amenities of this rural area and the protection of the dark night sky of the Isles of Scilly AONB.

**C5** The cladding of the external elevations, hereby approved, shall be cedar with a natural finish unless an alternative colour and finish is agreed in writing by the Local Planning Authority. The cladding shall thereafter accord with the approved details.

Reason: To ensure the development harmonises with its surroundings within this location.

**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 £28 for each request to discharge conditions(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 £28 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:** 24<sup>th</sup> January 2017



# 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 Geoff Taylor

## Please sign and complete this certificate.

This is to certify that decision notice: P/16/112/FUL and the accompanying conditions have been read and understood by the applicant: Mr Geoff Taylor.

**I/we intent to commence the development as approved:** Completely re-clad all exterior walls with cedar cladding at: Fernside Bryher Isles Of Scilly TR23 OPR

**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 – Submission of Site Waste Management Plan

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