

**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/16/116/FUL

**Date Application Registered:** 21st November 2016

**Applicant:** Mr & Mrs Andrew May  
Seaways,  
Porthloo,  
St Mary's,  
Isles of Scilly,  
TR21 0NF

**Agent:** Mr Michael Bradbury  
Mike Bradbury Design,  
Bellair,  
School Lane,  
Truro,  
TR1 2HT

**Site Address:** Standing Stone Bants Carn St Mary's Isles of Scilly TR21 0NS

**Proposal:** Replacement of existing timber conservatories with aluminium glazing and natural slate roof on two dwellings.

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:**

- The Location Plan, Drawing number: 1907A-P01, Dated November 2016
- Proposed Floor Plan, Drawing number: 1907A-P02, Dated October 2016
- Proposed Elevations Plan, Drawing number: 1907A-P04, Dated November 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.

**C3 The roof of the development, hereby approved, shall be clad in natural slate matching the existing main roof slope covering of the dwellings known as 'Standing Stone' and 'Standing Stone Terrace' in colour, form, type and texture unless alternative materials are agreed in writing by the Local Planning Authority. The development shall remain in the approved material thereafter.**

Reason: To ensure that the roof covering is appropriate to the character and appearance of the building and the Conservation Area.

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

**C4 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 2005.

**PRE-COMMENCEMENT CONDITION – Submission of a Bat Emergence Survey**

**C5 Prior to the commencement of the development, hereby approved, a Bat Emergence Survey of the site should be carried out by suitably qualified persons. The report of this survey shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures should be carried out before the existing roof is removed, if bats or bat roosts are found to be using this site.**

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 a statutorily protected species and the wildlife, geographical and geomorphological interest and features of designated Sites of Special Scientific Interest; and locally important biodiversity habitats, species and landscape features, is to be submitted to 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 protected. In accordance with the requirements of 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.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Williams 01720 424315, M. And A. Gurr 01720 422224) or Natural England (01872 245045). Or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE:

12th January 2017