

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/16/130/FUL

Date Application Registered: 21st December 2016

Applicant: Mrs Aisling Hick
Watermill Lodge
Watermill
St Mary's
Isles of Scilly
TR21 0NS

Site Address: Watermill Lodge Watermill St Mary's Isles of Scilly TR21 0NS

Proposal: Change of use of land for provision of mobile shepherd's hut for 2 visitors and new access on Northern boundary (Amended Plan).

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:

- **Location Plan (Amended) (1:1250 @A4) St Mary's Tenancy 930**
- **Elevation and Floor Plan (scale 1:28) (Reference 2)**
- **Sewage Treatment (Reference 8)**
- **Service Connections (Reference 9)**
- **Supporting Statement**
- **Applicant E-mail dated 11 January 2017 with accompanying plans position of hut, septic tank.**

These are STAMPED as Approved.

Reason: For the avoidance of doubt and in the interests of the character and appearance of the building and the surrounding area which is designated a Conservation Area and Area of Outstanding Natural Beauty in accordance with Policies 1 and 2 of the Local Plan.

C3 The unit of accommodation hereby permitted shall not be used otherwise than for the purpose of short let holiday accommodation. The unit of accommodation shall not be occupied as a permanent dwelling 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 in accordance with Policy 4 of the Local Plan.

- C4 The unit of accommodation hereby permitted within the area edged in red on the approved plans shall be linked to the Watermill Lodge and its grounds and shall not be sold off or sub-let separately from Watermill Lodge.**

Reason: To ensure that the holiday accommodation has acceptable siting, access and amenity relationships with Watermill Lodge.

- C5 Prior to first occupation of the shepherd's hut hereby permitted, or such alternative timetable agreed in writing by the Local Planning Authority, the holiday unit of accommodation hereby permitted shall incorporate the sustainable design credentials proposed in the application, set out in Design part of the Design and Access Section of the Supporting Statement.**

Reason: In accordance with Policy 2 of the Local Plan and to minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the Local Plan

- C6 Prior to the first occupation of the shepherd's hut hereby permitted, it shall be connected to a new sewerage treatment system as set out in accordance with the details submitted with the application, unless alternative details are agreed in writing with the Local Planning Authority. The sewerage treatment system shall be implemented in strict accordance with the details as submitted or subsequently agreed.**

Reason: To prevent any effluent pollution into the surrounding area and in accordance with Policy 6 of the Local Plan.

- C7 All water and electricity services to supply the accommodation hereby permitted shall be undergrounded.**

Reason: To protect and safeguard the character and appearance of the building and surrounding area which is designated a Conservation Area, Area of Outstanding Natural Beauty in accordance with Policies 1 and 2 of the Local Plan.

- C8 The Shepherd's hut hereby permitted shall not 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 a replacement has first been approved in writing by the Local Authority. Once approved the replacement shall accord with approved details.**

Reason: The specific details of the shepherd's hut has been approved in this case as it is considered to respect the landscape and is acceptable in this location. An alternative type of accommodation 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.

- C9 The flue of the shepherd's hut 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 in the matt black finish unless an alternative colour has been agreed.**

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 Local Plan.

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

- C10 Prior to the erection of any external lighting, other than the 2 external lights to the front elevation of the hut, 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.

PRE-INSTALLATION CONDITION – Submission of precise details of the new pedestrian access

C11 Prior to installation precise position and details of the steps and walkway to provide the pedestrian access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan of a cross section through the access part of the site, showing the existing levels, the wall and leat and the full width of the verge, scale drawings of the steps and walkway itself and the specification of the materials and finish. Once approved the works shall take place in accordance with the agreed details and specifications and thereafter be retained in the agreed form unless the structure is removed in its entirety.

Reason: To ensure that that details of the walkway and steps are acceptable in the landscape, do not adversely affect the stone boundary wall or leat and are of a design which is compatible with the Conservation Area.

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.
5. The Applicant's attention is drawn to the advice of the Cornwall Fire & Rescue Service in their letter dated 28 December 2016 requiring important fire safety requirements.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 25th January 2017



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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✉planning@scilly.gov.uk

Dear Mrs Aisling Hick

Please sign and complete this certificate.

This is to certify that decision notice: P/16/130/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Aisling Hick.

I/we intend to commence the development as approved: Change of use of land for provision of mobile shepherd's hut for 2 visitors and new access on Northern boundary (Amended Plan) at: Watermill Lodge Watermill St Mary's Isles of Scilly TR21 ONS

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 implement these aspects of the approved work. 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-INSTALLATION CONDITION – Submission of details of any external lighting

C10 Prior to the erection of any external lighting, other than the 2 external lights to the front elevation of the hut, 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.

PRE-INSTALLATION CONDITION – Submission of precise details of the new pedestrian access

C11 Prior to installation precise position and details of the steps and walkway to provide the pedestrian access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan of a cross section through the access part of the site, showing the existing levels, the wall and leat and the full width of the verge, scale drawings of the steps and walkway itself and the specification of the materials and finish. Once approved the works shall take place in accordance with the agreed details and specifications and thereafter be retained in the agreed form unless the structure is removed in its entirety.