



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/17/086/FUL

Date Application Registered: 3rd November 2017

Applicant: Mr Edward Moulson
Tower Cottage
The Garrison
St Mary's
Isles Of Scilly
TR21 0LS

Site Address: Campsite Barn/Workshop The Garrison St Mary's Isles Of Scilly

Proposal: Replacement of existing barn/workshop on same footprint including enlarged door on South elevation and clad in corrugated green onduline.

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 on A4. Date Stamped 17 October 2017
- Block Plan Amended on A4. Date Stamped 26 October 2017
- Proposed Floor Plan on A4. Date Stamped 17 October 2017
- Proposed North and East Elevations Plan on A4. Date Stamped 03 November 2017
- Proposed South and West Elevations Plan on A4. Date Stamped 03 November 2017.

These are stamped as **APPROVED**

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

PRE-COMMENCEMENT CONDITION – 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 mean/location of disposal of all demolition material and all waste arising from building works, including the removal of the asbestos roof, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme.

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 mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005

PRE-USE CONDITION – Submission of Building Recording Report

- C4 During the course of the development, hereby approved, a photographic record, including a before, during and after, of the artificers store building and any wall affected by the removal and replacement of the attached building, shall be collated into a report, highlighting the improvements and protective measures made to the artificers store buildings. Prior to the first use of this building the report shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: To fully understand the impact upon the Islands archaeological, historic and built environment and 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 preserved or enhanced. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

- C5 The cladding of the external elevations, hereby approved, shall be timber 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.

- C6 The roof of the replacement building, hereby approved, shall be finished with onduline sheeting coloured green in addition to the translucent sheets, unless an alternative colour is agreed in writing by the Local Planning Authority. The roof shall thereafter be maintained and 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 £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

A handwritten signature in black ink, consisting of a series of loops and a final flourish.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 14/12/2017



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424350
✉planning@scilly.gov.uk

Dear Mr Edward Moulson

Please sign and complete this certificate.

This is to certify that decision notice: P/17/086/FUL and the accompanying conditions have been read and understood by the applicant: Mr Edward Moulson.

I/we intend to commence the development as approved: Replacement of existing barn/workshop on same footprint including enlarged door on South elevation and clad in corrugated green onduline at: Campsite Barn/Workshop The Garrison 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 scheme including details of the sources of all building materials and the mean/location of disposal of all demolition material and all waste arising from building works, including the removal of the asbestos roof, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme.