



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/17/095/FUL

Date Application Registered: 6th November 2017

Applicant: Mr Arthur Miller
Cranford North
81A Station Road

Site Address: The Craft House Old Town Lane Old Town St Mary's Isles Of Scilly

Proposal: Change of use from existing use as soft play facility (use class D2) to use as a small craft distillery (use class B1).

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C2 The development hereby permitted, shall be carried out in accordance with the approved details only including:

- o The Location Plan dated 01 November 2017
- o Proposed Ground Floor Plan dated 01 November 2017

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 Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

C3 Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order amending or re-enacting that order, the building hereby permitted shall not be extended or have additional openings, without the express grant of planning permission from the Local Planning Authority.

Reason: To accord with the specific details of the application, to ensure that the building continues to fulfil its dedicated employment support function and to protect the character and appearance of the area from unsympathetic alterations and extensions.

C4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 and the Town & Country Planning Use Classes Order 1987 as amended (or any order revoking and re-enacting those Orders with or without modification) the building, the subject of this permission shall only be used for purposes falling within Use Classes B1 (and any ancillary sales of products produced on site), and for no other purpose, without the express grant of planning permission from the Local Planning Authority.

Reason: Any other use would require further assessment in accordance with Policy 4 of the Isles of Scilly Local Plan 2005.

PRE-INSTALLATION CONDITION – External Lighting

C5 Prior to the installation of any external lighting to the building or the area around the building hereby permitted, details shall be submitted to and approved by the Local Planning Authority. Once approved the lighting shall be installed and maintained in accordance with the agreed details.

Reason: In the interests of the amenities of the area, to accord with Policies 1 and 2 of the Local Plan, and to protect the dark night sky of the Isles of Scilly

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 Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 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: 20th December 2017



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

Dear Mr Arthur Miller,

Please sign and complete this certificate.

This is to certify that decision notice: P/17/095/FUL and the accompanying conditions have been read and understood by the applicant: Mr Arthur Miller.

I intend to commence the development as approved: Change of use from existing use as soft play facility (use class D2) to use as a small craft distillery (use class B1). at: The Craft House Old Town Lane Old Town St Mary's Isles Of Scilly

on:.....

and I am aware of any conditions that need to be discharged before that aspect of the works commence.

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 that aspect 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.

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