



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/17/100/ROV

Date Application Registered: 16th November 2017

Applicant: Mrs Amy Jenkins
C/O The Ropewalk
St Mary's
Isles Of Scilly
TR21 0NF

Site Address: Longstone Lodge & Café, Longstone, St Mary's, Isles Of Scilly, TR21 0NW

Proposal: Application to vary condition 2 (carry out development in accordance with approved details) of planning permission P/16/034/FUL to allow amendments including replacement of windows with doors on North elevation, alterations to general fenestration and addition of a small porch to managers accommodation on East elevation.

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 carried out in accordance with the approved details only including:**
- o **Site and Block Plan on A3. Date Stamped on 21 April 2016.**
 - o **Proposed Floorplan on A3. Plan number: LL-1. Date Stamped 10 November 2017.**
 - o **Proposed Elevations Plan on A3. Plan number: LL-2A. Date Stamped 02 January 2018.**
 - o **Proposed Octagonal Summerhouse Plan. Prima Grand Four diameter 400cm.**
 - o **Proposed Klargester, Bioficient 6 Unit, Stamped 04/05/2016.**
 - o **Proposed Play Equipment Layout**
 - o **Proposed 7500 litre Category 5 GRP insulated Break Tank and location plan, date stamped 13th June 2016.**

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

- C2 All works involving machinery required in connection with the implementation of this permission shall take place only outside the main bird/bat breeding season (breeding season is between 1st May to the 1st September) and be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the wildlife interests of this site and in the interest of residential amenity of the neighbouring properties.

- C3 The occupation of the flat and staff accommodation edged blue on the approved plans shall be limited to the owners or managers of the property and shall be permanently occupied as an integral part of the approved use of the site and that the owners/managers accommodation and the hostel accommodation shall not be sold, sublet, or otherwise disposed of separately as individual units of accommodations.**

Reason: The site is in an area where housing other than for staff accommodation purposes would be contrary to planning Policy 3 of the Isles of Scilly Local Plan 2005.

- C4 The hostel accommodation hereby permitted and edged in green on the approved plans shall not be used otherwise than for the purpose of short let holiday accommodation. The hostel accommodation shall not be occupied as permanent accommodation 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: To ensure that the property is retained for holiday purposes in accordance with Policy 4 of the Local Plan and to minimise any pressure on local infrastructure in accordance with Policy 6 of the Local Plan.

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 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 £234 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.
- 3 The applicant is reminded of the provision 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. Licensed Bat Wardens include (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: 11th January 2018



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

Dear Mrs Amy Jenkins,

Please sign and complete this certificate.

This is to certify that decision notice: P/17/100/ROV and the accompanying conditions have been read and understood by the applicant: Mrs Amy Jenkins.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.