

Council of the Isles of Scilly Planning Application

Ref: P/18/090/FUL

Consultation Response

Consultee:

Date: 19th December 2018

Ref: P/18/090/FUL

Site: Men-a-vaur, Church Road, Hugh Town, St Mary's.

Proposal: Construction of single residential property for holiday letting purposes, specifically designed to enable occupation of groups including mobility impaired guests, incorporating ground floor wet room ensuite bedroom accommodation and level access to all ground floor and garden areas..

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 9th January 2019 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

I look forward to receiving your comments in due course. If I have not heard back from you by the 9th January 2019 then I will assume you have no comments to make.

Comments:

Thank you for consulting us on this application. The property is shown as lying within the western of two fields on the c1880 OS map. By c1907 these had been subdivided into dwellings and smaller gardens and/or flower fields, the boundaries of which have remained undisturbed since this time at the property. Therefore the potential for undisturbed archaeology, if it exists, is quite high at this location. A watching brief at an adjacent property found evidence for cut granite slabs thought to be associated with quarrying at Buzza Hill, to the south.

We therefore consider it prudent that an archaeological watching brief should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual, and subject to a Condition attached to planning consent. This is in accordance with the provisions of NPPF (2018) Chapter 16, paragraph 199 and Isles of Scilly Local Plan policy 1(B).

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We recommend, if consent is given, a single archaeological recording condition of sections A-C inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

[Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.]

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site.

Name: Sean Taylor

Date: 24/12/2018