



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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Mr M Wright  
Scillonia Building Supplies  
22 Porthmellon Industrial Estate  
Porth Mellon  
St Mary's  
Isles of Scilly  
TR21 0JY

10th July 2019

Dear Mark,

**PLANNING REFERENCE** P/19/027/FUL  
**DEVELOPMENT PROPOSED:** Erection of timber lean-to on the North West Elevation.  
**LOCATION:** Scillonia Building Supplies, 21 Porthmellon Industrial Estate, Porth Mellon, St Mary's, Isles Of Scilly, TR21 0JY

Further to the submission of the above application and our site meeting of Wednesday 3<sup>rd</sup> July 2019. I am writing to advise you that it has come to our attention that the residential unit above the premises has now been split into multiple units. You may be aware that the introduction of a residential unit was secured following a certificate of lawful use of the premises being confirmed as an A1 retail use. There are permitted development rights only to have a single unit of residential accommodation in connection with a retail unit. The introduction of an additional residential unit would require planning permission for a change of use from a single residential flat to 2 residential units of accommodation.

In addition to the installation of a shed for the purposes of a beauty treatment room, and the formation of a balcony to the front, there are now multiple elements of breaches of planning control that require removal or regularisation.

At our site meeting you indicated that you would prefer to deal with the additional fork-lift truck covered area, and the regularisation of works under a separate new application, and leave the current application running for consideration of the timber lean-to on the north west elevation only. If we are to continue to process the current application I would need to understand the intended use of this additional space and the full extent of different uses of this site. This should include scale floor plans of existing and proposed uses of the building both ground floor and first floor. Currently it is unlikely that we would be able to support your current application without this additional clarification as to why additional floorspace is required when the building appears to be split into multiple different uses, which have not had the benefit of planning permission.

We have a duty to investigate enforcement complaints when they arise and as this is connected to a current application it is prudent that we understand the above before reaching a conclusion on your application. If you are unable to provide this additional clarification your application may be refused. I would request that you provide this information within the next 7 days (by the 18<sup>th</sup> July) in order that we are able to conclude on this recommendation before the 8 week expiry date of the 7<sup>th</sup> August.

Alternatively I would ask you to consider withdrawal of your current application with a view to re-submitting a new application to address the outstanding issues set out above.

Yours sincerely



Lisa Walton

Senior Officer, Planning and Development Management