



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – 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/19/054/FUL	Date Application Registered:	13th September 2019
Applicant:	Mr Robert Dorrien-Smith Tresco Isles Of Scilly TR24 0QQ	Agent:	Mr Nicholas Lowe Llewellyn Harker Lowe Architects Home Farm East Pennard Shepton Mallet BA4 6TT

Site Address: The New Inn New Grimsby Tresco Isles of Scilly TR24 0QG
Proposal: Single storey extension forming additional dining space with capacity for an extra 30 covers and prep room including infill of swimming pool.

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:**
- **Proposed elevations and Section, Drawing No: 4091-011, dated Sept 2019, date stamped 10/09/2019;**
 - **Site Location Plan, Drawing No: 2689-001, dated Sept 2019, date stamped 10/09/2019;**
 - **Proposed Floor Plan, Drawing No; 4091-010A, dated Sept 2019, date stamped 10/09/2019;**
 - **Existing and Proposed Block Plan, Drawing No: 4091-005, Dated Sept 2019, date stamped 10/09/2019;**
 - **Site Waste Management Plan, Ref: 4091-NL/man, date stamped 16/10/2019**
- These are 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 provisions of the Town and Country Planning (General**

Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of floodlights or other forms of external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Tresco Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

C4 All works involving machinery required in connection with the implementation of this permission shall 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 residential amenities of neighbouring properties.

C5 Prior to the first use of the extension, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources, the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. The approved details shall be installed for the first full season, following the completion of the development and be retained as approved thereafter.

Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policies SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan 2015-2030.

C6 Prior to installation, the colour finish or treatment of external timber windows and doors as well as the colour treatment or finish of the external timber cladding shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained as approved thereafter.

Reason: To ensure that the character and appearance of the development are sympathetic to this location within the Islands and in accordance with Policy SS1 and OE1 of the Isles of Scilly Submission Draft Local Plan 2005 which encourages the use of traditional and natural sustainable building materials.

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 paragraph 38 the National Planning Policy Framework 2019.
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. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 for each request to discharge condition(s). The fee is payable for each individual request made to the Local Planning Authority.
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. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed  Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 15/11/2019



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424455
✉planning@scilly.gov.uk

Dear Mr Robert Dorrien-Smith,

Please sign and complete this certificate.

This is to certify that decision notice: P/19/054/FUL and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

1. **Development of the approved plans:** Single storey extension forming additional dining space with capacity for an extra 30 covers and prep room including infill of swimming pool at: The New Inn New Grimsby Tresco Isles Of Scilly TR24 0QG will commence **on:** (insert date)
2. **I am/we are** aware of any conditions that need to be discharged before works commence.
3. **I/we will** notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:

Signed:

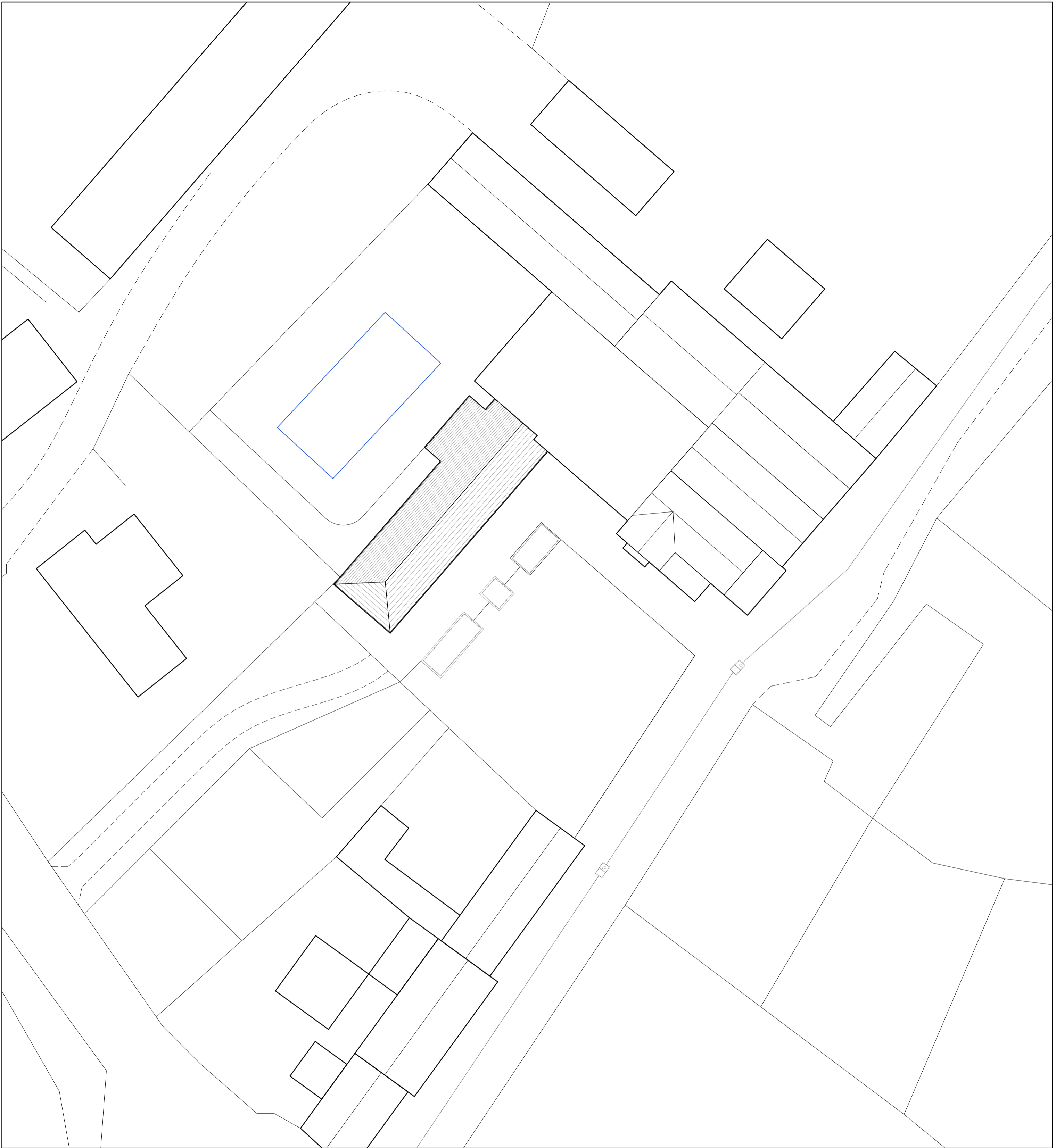
Date: Click or tap to enter a date.

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

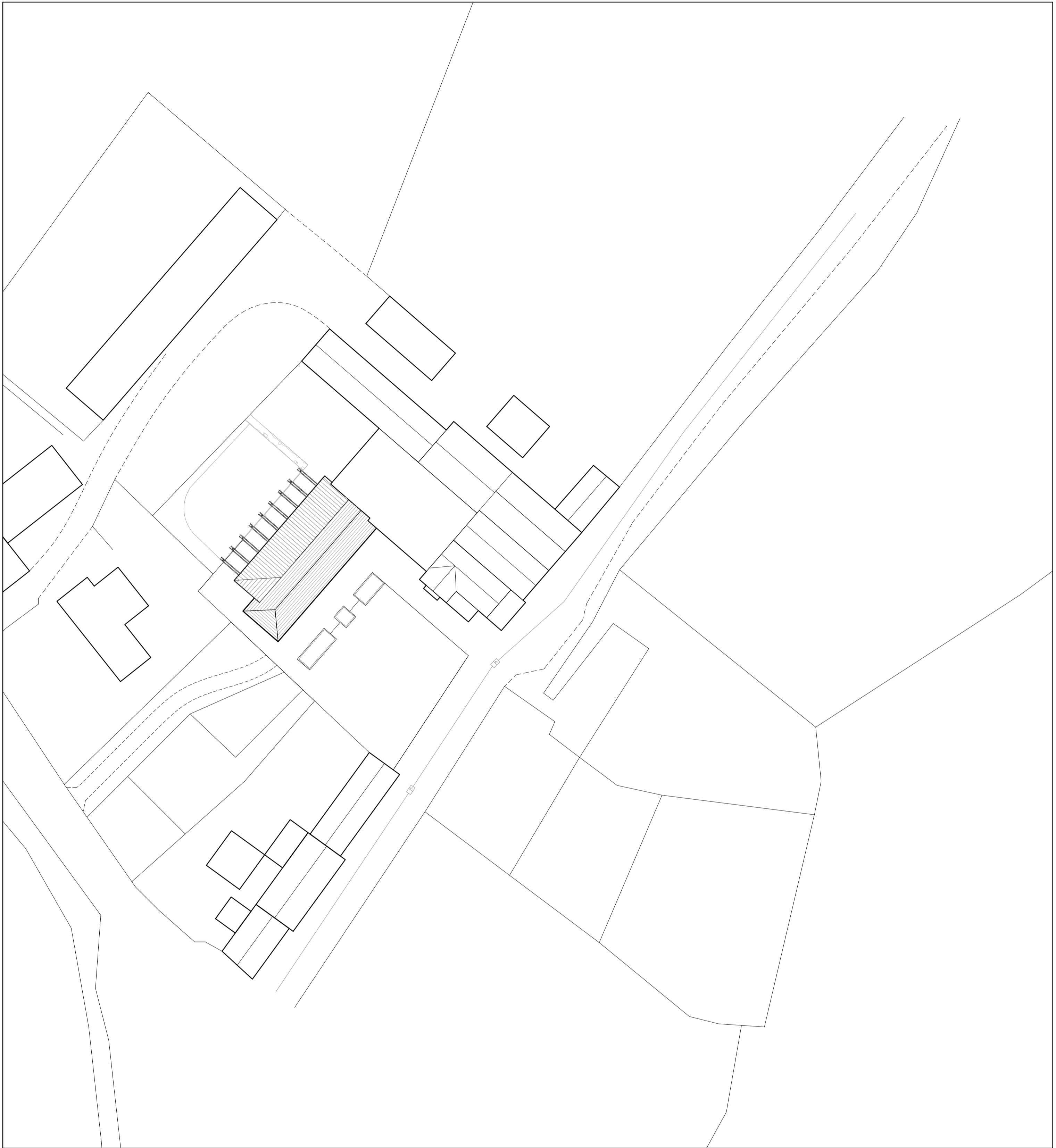
For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-INSTALLATION CONDITION(S)

- C5 Prior to the first use of the extension, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources, the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. The approved details shall be installed for the first full season, following the completion of the development and be retained as approved thereafter.
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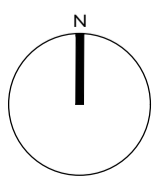
EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

APPROVED
By Craig Dryden at 4:38 pm, Nov 15, 2019

Rev.	DR.	CH.	Date	Notes
-	NL		03.09.19	First Issue
PROJECT NEW INN GARDEN WING EXTENSION				
DRAWING EXISTING AND PROPOSED BLOCK AND ROOF PLANS				
DRAWING No. 4091 - 005				
SCALE: 1:50 @ A1		DATE: Sept 2019		
1:100 @ A3				



**llewellyn
harker
lowe**

TRESCO

NEW INN EXTENSION COMBINED DESIGN, ACCESS AND PLANNING STATEMENT

Contents & Introduction

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INTRODUCTION

This statement is to support a planning application on Tresco to Extend the existing New Inn restaurant wing. A high quality development that will support the local economy through the provision of additional employment and improved tourist facilities in accordance with local planning policy.



EXISTING

The New Inn on Tresco is a traditional island inn, which offers award-winning accommodation and food overlooking New Grimsby Harbour.

The site lies within the Isles of Scilly AONB and Conservation Area.

The Inn houses 16 ensuite rooms, with a residents lounge, providing flexible and comfortable accommodation for visitors to the island. These are housed within a 2 storey vernacular granite and rendered masonry wing that bounds the Northern edge of the site.

The Driftwood Bar is the heart of the island community, and is popular with visitors and locals throughout the year. The front of house bar accommodation is arranged in an L-Shape overlooking the beer garden in the SW corner of the site. This is part housed in the original masonry 2-storey Inn, part within a felt-roofed single storey extension, and part within a hipped slate roofed wing on the front of the building runs perpendicular to the original buildings and bisects the site, separating the beer garden from the swimming pool.

This wing is oriented NE-SW and enjoys good morning light, and will be glazed onto the beer garden. It is however sparsely glazed on the western elevation. As the sun moves around in the afternoon and evening, the space becomes darker and the adjacent garden is thrown into shadow.

The swimming pool is currently under-used as guests tend to prefer to swim either in the nearby indoor pool, or in the sea.



PROPOSALS

The application provides a comfortable high quality dining space with capacity for an additional 30 covers and prep room.

To achieve this the swimming pool will be filled and reinstated as a garden, and the hipped garden wing is extended along its NW elevation.

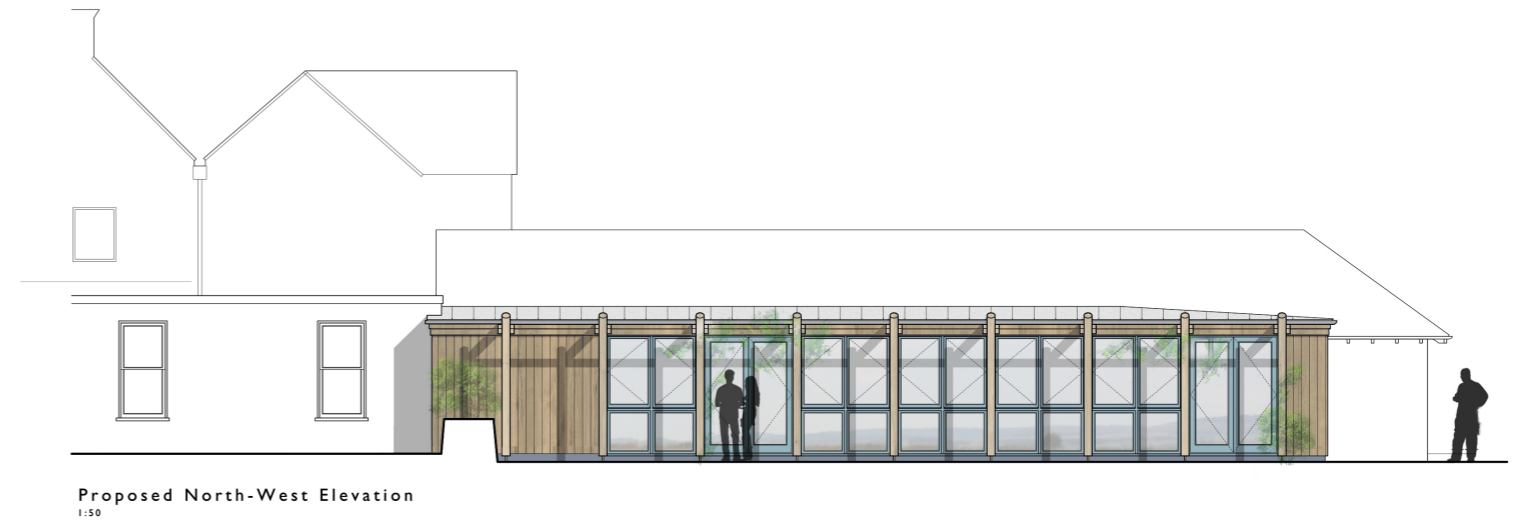
The proposed extension take its cues from a Tresco style that has developed over the years. This picks up on local materials and on traditional details, and uses them to make good contemporary spaces for the tourist market.

The extension is a low-key, well glazed, zinc roofed lean-to. Its construction is lightweight, with the facades are formed from timber post infilled with glazing or boarded timber panels. A pergola extends out from under the eaves to form a shaded planted canopy with space for additional seating and tables.

Internally new openings are knocked through the old external masonry walls so that the wing and the extension become one space. Timber ceiling joists will be exposed to increase the headroom and give the space character.

The introduction of the additional glazing on the West elevation allows the internal spaces to be naturally lit throughout the daylight hours.

The materials reflect their surroundings and neighbours, using a palette of painted timber joinery, natural timber boarding, zinc roof and glass to provide continuity of character.



SUSTAINABILITY ASSESSMENT

The proposals are designed to be sustainable in the broadest sense, supporting the economy of the Islands, providing work and social spaces for the people who live there, and careful in their responsible use of natural resources.

SOCIAL: The New Inn is a vibrant and friendly gathering place, essential to the island's community. It acts as place for locals and visitors to gather, and is popular with both throughout the year.

Its extension provides much needed additional capacity. It also facilitates more flexibility in the way in which the restaurant and bar are organised, thereby allowing the Estate to maintain and further develop its current very successful tourist offering built around Scilly's unique landscape, culture and heritage.

ECONOMIC: Increasing the capacity of the New Inn will enable it to operate more efficiently and increase profitability, helping to securing the viability of the Inn, and the estate as whole, into the future.

Inevitably investment on Treco has an indirect economic benefit to other islands, with transport services, restaurant and retail services across the islands benefiting.

The provision of additional bar / restaurant space will create jobs and increase employment.

ENVIRONMENTAL: The pool is an external heated pool. External pools have high levels of heat loss and large amount of energy are required to maintain their temperature. This inefficient practice would cease with the infilling of this pool.

The proposals replace an existing outdoor swimming pool, and are set within the curtilage of the New Inn plot, and developed quay-side area

The new garden, replaces a featureless hard-landscaped pool surround, and would increase biodiversity and the provision of green space.

The improved natural lighting reduces the requirement for artificial lighting internally.

Materials are high quality with robust detailing to ensure the proposals have a long life span. Timber used in the construction has low embodied energy and is carbon sequestering.

Tresco has ample water and electrical supplies. The scheme will have minimal outside lighting to respect the dark skies policy of the local plan. The Islands because of their high ambient temperatures require little heating, and the existing heating systems have sufficient capacity to serve the proposals.

PLANNING POLICY

The Current Local Plan, encourages development of this sort to support tourism and the local economy.

“To promote employment and economic activity by providing opportunities for businesses to support viable communities. Proposals based on the existing economic base of tourism, agriculture and fishing, as well as the distinctiveness of the islands, will be supported in the following cases:

(a) where such development contributes to the further diversification and essential modernisation of the islands' economy; or...”

The Draft Local Plan is similarly supportive of development of this type:

(1) Proposals for new or upgraded tourism development will be permitted where they:

a) make a positive contribution to the provision of high quality sustainable tourism on the islands; and

b) are located in sustainable and accessible locations; and

c) are appropriate to the site and its surroundings in terms of activity, scale and design; and

d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; and

e) do not result in the loss of homes that would otherwise be available for permanent occupation, unless there are wider public benefits demonstrated to offset the loss of permanently available homes.

Tresco is responding to a new and changing market where traditional, long stays are being mixed with shorter trips. The proposals ensure increased capacity to serve visitors staying in non-catering accommodation.,

FLOOD RISK

The proposals match the floor level in the existing wing, which are above the 5m level (as outlined in the local plan) to future proof against rising water levels

EMERGENCY SERVICES

Tresco's emergency services have capacity to deal with this development.

ACCESS

The buildings have been designed to comply with Part M of the Building Regulations, and the floor level will be continuous with the existing wing.

Low level windows allow seated occupants to see out.

Transport across the island is primarily by foot and bicycle, the proposals contained herewith will not change that.

SUMMARY

The purpose of this project is to upgrade a space that sits at the heart of the islands community, and is used by both locals and visitors to Tresco, By improving quality and capacity it attracts new markets and contributes to growth in the economic activity of all the islands.



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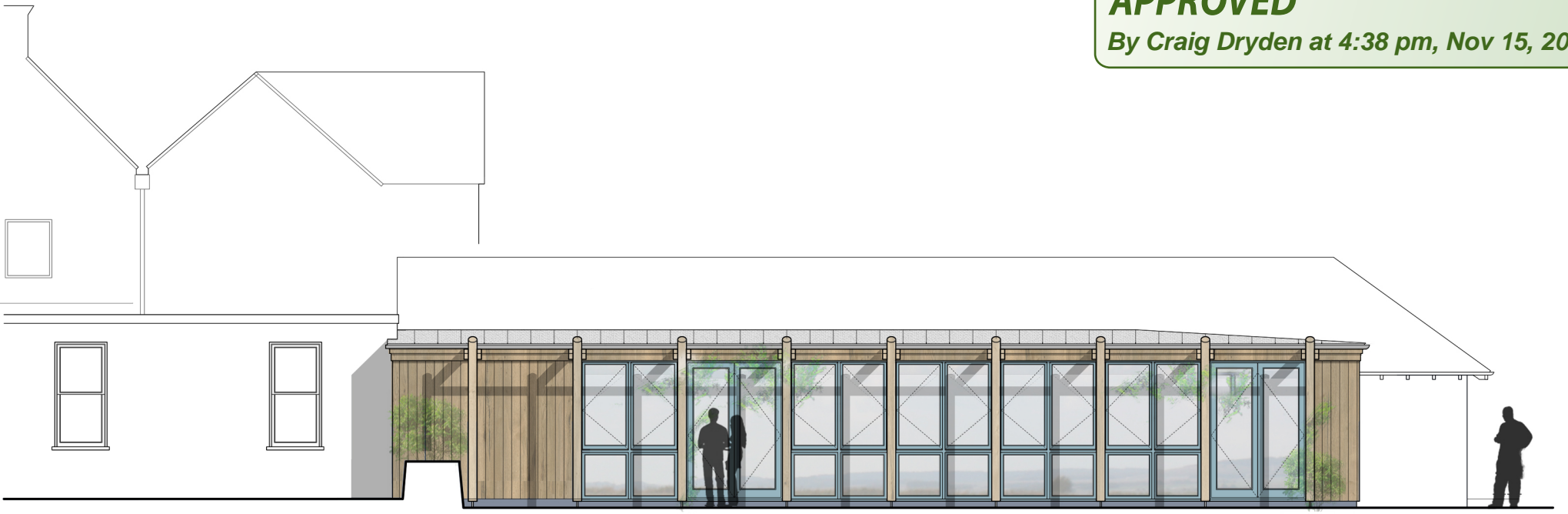
APPROVED
 By Craig Dryden at 4:38 pm, Nov 15, 2019

Rev.	SW	NL	13.09.19	License Number Addition
DK	CH	Date	Notes	
-	SW	NL	13.09.19	License Number Addition
-	SW	NL	03.09.19	First Issue
PROJECT	4091 - NEW INN GARDEN WING			
DRAWING	SITE LOCATION PLAN			
DRAWING No.	2689 - 001A.			
SCALE	1:1250 @ A4	DATE	Sept 2019	



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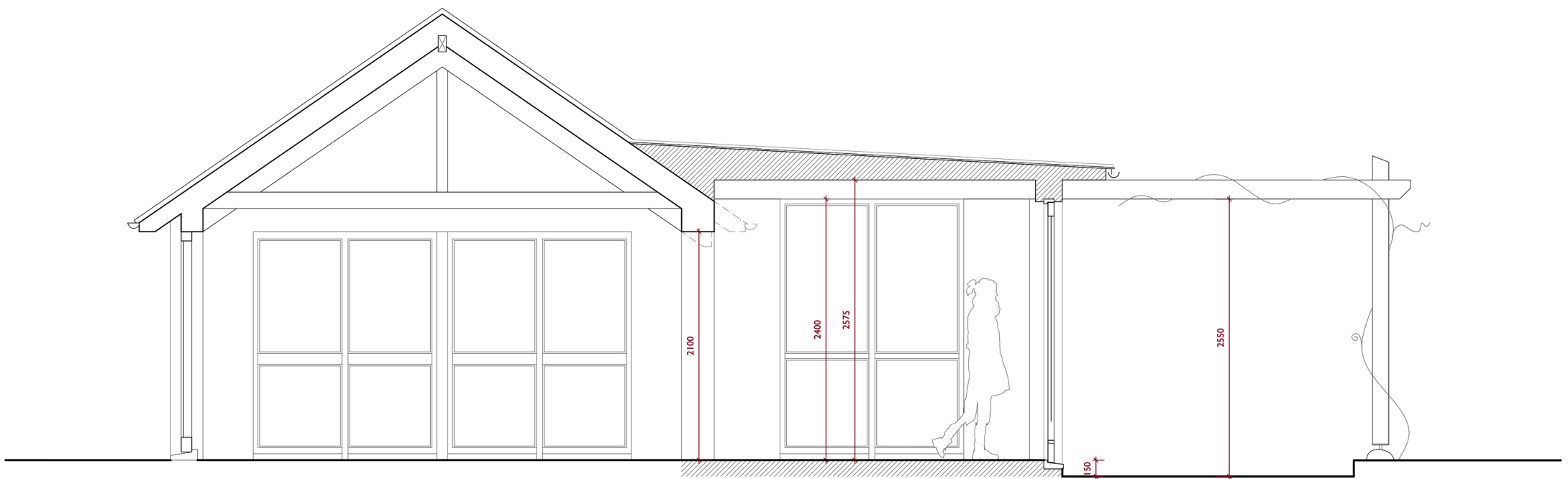
APPROVED
By Craig Dryden at 4:38 pm, Nov 15, 2019



Proposed North-West Elevation
1:50



Proposed South-West Elevation
1:50

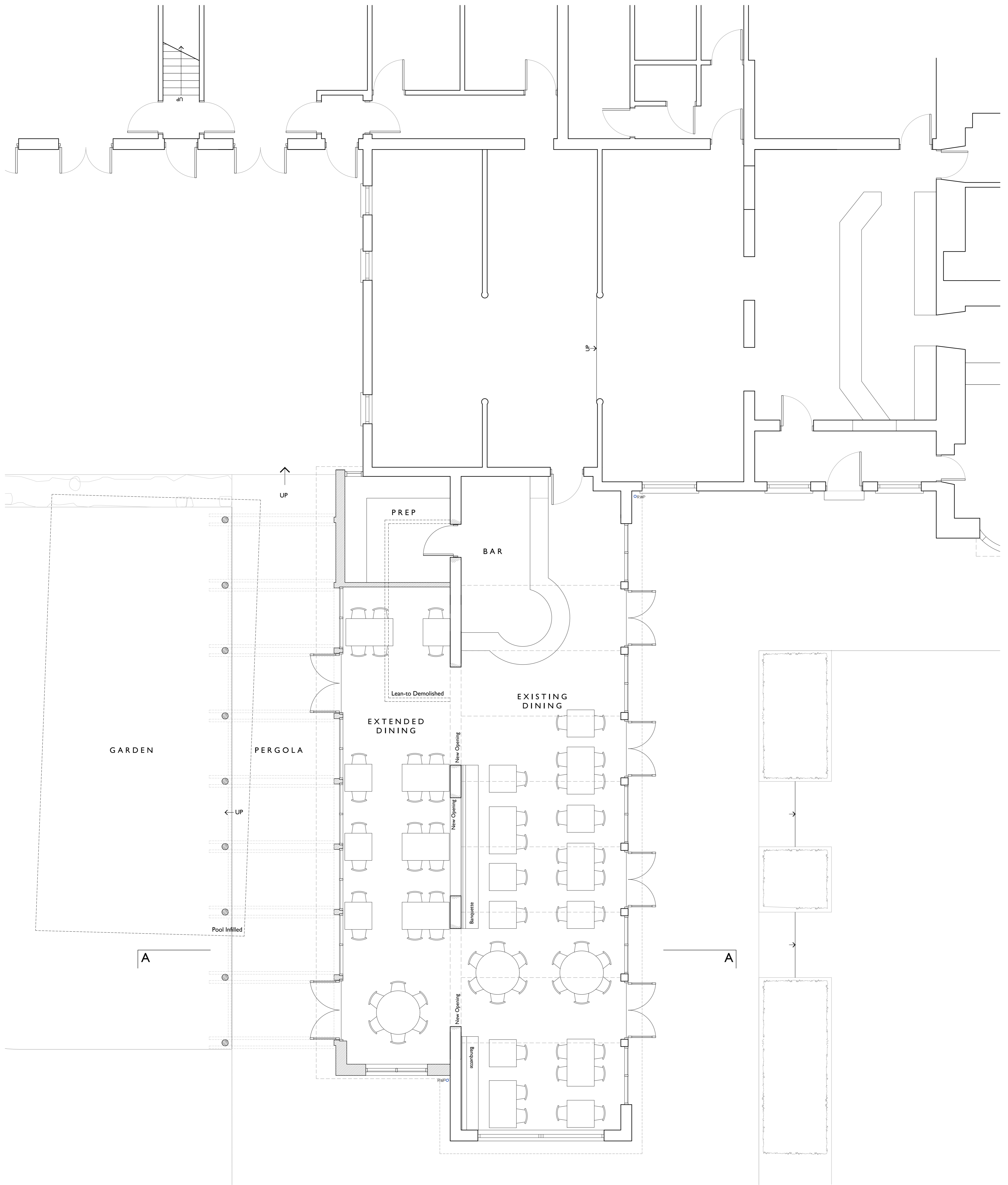


Proposed Section A-A
1:25

Rev.	SW	NL	03.09.19	First Issue
	DK	CK		Notes
PROJECT: NEW INN GARDEN WING EXTENSION				
DRAWING: PROPOSED ELEVATIONS & SECTION				
DRAWING No: 4091 - 011				
SCALE: 1:50/1:25 @ A1			DATE: Sept 2019	
1:100/ 1:50 @ A3				



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APPROVED
By Craig Dryden at 4:39 pm, Nov 15, 2019

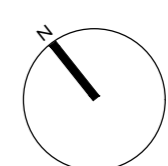
A	SW	NL	03.09.19	Draft Planning
-	SW	NL	19.08.19	First Issue
Rev.	DK	CH	Date	Notes

PROJECT: **NEW INN GARDEN WING EXTENSION**

DRAWING: **PROPOSED FLOOR PLAN**

DRAWING No. **4091 - 010 A**

SCALE: 1:50 @ A1 DATE: Sept 2019
1:100 @ A3



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APPROVED

By Craig Dryden at 4:39 pm, Nov 15, 2019

4091/NL/man

16th October 2019

NEW INN EXTENSION

SITE WASTE MANAGEMENT PLAN

Client:

Tresco Estate,
Tresco Estate Office,
Tresco,
Isles of Scilly,
TR24 0QQ.

Declaration

The Client will be responsible for ensuring that the contents of this document are in enacted, taking all reasonable steps to make certain that;

- a) All waste from the site is dealt with in accordance with the Waste Duty of Care in Section 34 of the Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regulations Act 1991.
- b) All materials will be handled efficiently, and waste managed appropriately.

1.0 Introduction

The Site Waste Management Plan (SWMP) has been prepared for works to take place during the development of the New Inn extension. The site is situated on in New Grimsby on Tresco, one of the Isles of Scilly.

2.0 Definition of the Works

The scope of works that this Site Waste Management Plan is applicable to, is the development of the Extension of the Existing Garden Wing, at the New Inn Tresco.

The project consists of;

- Concrete Strip Foundations and slab.
- Timber Frame structure.
- Zinc Roofing sheet.
- Infill of existing swimming pool

The Plan is specific to this project and has been prepared in line with DTI Guidance for Construction Contractors and Clients, and this revision has been updated in line with the Company Site Waste Management Procedures and BREEAM Requirements.

The contractor appointed to undertake the works will ensure a copy of the plan is kept in the site office at all times and will be available for inspection to those enforcing authorities as required, whilst carrying out their duties.

Once the contractor hands over the site, then the plan will be passed to the Client and a copy will be held at the company's office for a period of no less than two years.

In complying with the procedure for Site Waste Management, the contractor and the Client will take all reasonable steps to ensure that;

All waste from site is dealt with in accordance with the waste 'Duty of Care' in Section 34, Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991; and Material will be handled efficiently, and waste managed appropriately. Material re-use, recycling and recovery is maximised where reasonably practicable. The Plan will be reviewed, revised and refined as necessary. Any changes will be clearly communicated to those affected. Sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

3.0 The Waste Hierarchy

1. Prevention.
2. Preparing for re-use.
3. Recycling.
4. Other recovery.
5. Disposal.

3.1 Prevention

Waste shall be minimised by careful ordering of materials to eliminate the generation of waste materials. This means that material quantities shall be checked prior to procurement. Discussion shall be had with suppliers to minimise packaging of materials. Where applicable materials shall be used in the most efficient manner to reduce the generation of waste. An example of this would using timber off cuts in applications where the shorter lengths could be used for another purpose. Subcontract suppliers shall be encouraged to use the most efficient means of production for off-site manufactured items.

3.2 Preparing for re-use

Surplus materials shall be set aside and stored in an orderly fashion. They shall be stored in such a way that they are protected from damage from the weather, site conditions or other detrimental factors in order to preserve their condition. A simple catalogue of surplus materials shall be kept in order to make an easy assessment of what is available on site. This catalogue or register shall be referred to prior to the ordering of any additional materials.

3.3 Recycling

Surplus materials that have been categorised as unsuitable for re-use shall be considered for recycling. All waste materials shall be segregated into the appropriate categories. The waste materials shall then be assessed as to whether it should be sent the islands central recycling facility, or returned to storage for future use.

3.4 Disposal

During early stages of the development it is envisaged that there should be limited material waste, from the initial demolition works. Waste materials will include blockwork / masonry, existing windows, some roofing materials.

Site generated spoil from ground works shall be re-distributed within the development site to either create raised planting or infill the swimming pool.

As the development progresses skips shall be located on site to accommodate waste before being removed to central processing.

4.0 Responsibilities

Waste management responsibilities lie with Tresco Estate, and will be delegated to the Contractor at the time of appointment.

Tresco Estate Management Team:

Owner: Robert Dorrien Smith
CEO: Nick Halliday
Project Coordinator: Diana Mompolki

4.1 Contractor's Responsibilities:

To assist with the implementation of the SWMP, the Site Manager should be particularly concerned with training and communications of subcontractors and appointing trained and competent persons to check skips and vehicles, and to record waste types and amounts being produced on site.

4.2 Waste Minimisation

The contractor will be alerted to their responsibilities under the Environmental Protection Act 1990 and Hazardous Waste (England & Wales) Regulations 2005, and will not only comply with these regulations, but will actively look at waste reduction through re-cycling and using alternatives.

The works shall be carried out in such a way that, as far as is reasonably practicable, the amount of waste to be disposed of is minimised. The waste hierarchy will be applied throughout the duration of the project. Redundant equipment will be offered to the client to allow for reuse as spares where possible, or responsibly disposed of through authorised routes.

4.3 Waste Monitoring & Recording

Waste Transfer Notes shall be collated by the site manager as well as a register kept and managed on site, recording the quantities and types of waste generated by the construction activities.

4.4 Training

Every operative on site, including subcontractors will be given training and information on the SWMP as part of their induction. In addition, toolbox talks will be given reinforcing existing training and informing the workforce of the SWMP progress.

The on-site training will include the following topics;

- The SWMP, roles and responsibilities, waste procedures on site, hazardous waste, duty of care / responsibilities, materials storage.
- The SWMP will be kept in the site office and be available for inspection.

4.5 Review of SWMP

At the end of the project the plan will be reviewed and analysed to produce a comparison between estimated and actual waste production.

5.0 Waste Handling:

The following approaches are proposed for various waste types:

TYPE	APPROACH	% Recyclable
Concrete, Concrete work Block / inert masonry	To be crushed and reused as sub-base aggregate on site, Percentage recyclable 100%.	100
Timber and timber content sheet materials	To be distributed to Tresco Central Recycling Facility, distributed for use into mulch, timber partical sheets Chips for wood burning furnaces, Chips for wood burning furnaces	100
Metals	To be distributed to Tresco Central Recycling Facility, for sorting and shipping to mainland for processing	100
Roofing materials; Slate	To be distributed to Tresco Central Stores, for use in future repair works	100
Glass	To be distributed to Tresco Central Recycling Facility, for sorting, crushing and shipping to mainland for processing	100
General waste materials; packaging, p'board & insulation off-cuts, cardboard	To be distributed to Tresco Central Recycling Facility, for sorting, compacting and shipping to mainland for processing	40