



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

0300 1234 105

[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

**Please Ask For:** Lisa Walton  
**Tel:** 01720 424456  
**Email:** [lisa.walton@scilly.gov.uk](mailto:lisa.walton@scilly.gov.uk)

**My Ref:** P/19/054/FUL

**Your Ref:**

Mr Nicholas Lowe  
Llewellyn Harker Lowe  
Llewellyn Harker Lowe Architects  
Home Farm  
East Pennard  
Shepton Mallet  
BA4 6TT

24 October 2019

Dear Sir/Madam

**Location:** The New Inn, New Grimsby  
**Proposal:** Single storey extension forming additional dining space with capacity for an extra 30 covers and prep room including infill of swimming pool.  
**Applicant:** Mr Robert Dorrien-Smith, Tresco Estate

## **Notice of intention to impose pre-commencement conditions under the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018.**

The Local Planning Authority is minded to recommend approval of the above application subject to the imposition of the following conditions. Whilst there is no requirement to agree the conditions, as they are not pre-commencement, I think it is useful to make you aware that these have been identified as required following an assessment of the proposal. C5 relates to the biodiversity enhancements recommended in the bat and bird assessment, and C6 relates to colour finishes and treatments of external finishes.

**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.

**If you agree with the conditions** we can issue the grant of approval (subject to Members decision at Full Council) as soon reasonably practical after the conclusion of the meeting. If you do not send a written agreement we cannot issue the decision until the end of the notice period which is 10 working days after the day following the date of this notice.

**If you disagree with the conditions** any substantive response (disagreeing with the conditions or providing comments) must be received within 10 working days after the day following the date of this notice.

- If we receive a substantive response within this time frame we may then decide to either amend, remove or change the condition to post commencement or we may refuse the application.
- If we do not receive a response in this time period we will then issue the decision with the pre-commencement conditions as set out above.

Yours sincerely,



**Lisa Walton**

Senior Officer, Planning and Development Management