

## Walton Lisa

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**Subject:** P/19/055 - Porthmellon Industrial Estate application

**Switch-MessageId:** 8c264b9dfe2542ddb963a37fc9df19da

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**From:** Ian Sibley [<mailto:ian@sibleysonscilly.com>]

**Sent:** 01 November 2019 15:13

**To:** Yvonne Dale

**Subject:** RE: P/19/055 - Porthmellon Industrial Estate application

Dear Ms Dale,

I note letter of representation from Keith Buchanan in respect of the above application. I understood other representations have been made, but cannot see these on the website. Can you please advise whether you have indeed received other representations?

May I make several observations:

Consultation Response: CIOS Infrastructure (Highways)

Eddie Williams recommends off-street car parking is included within the application. This is not a point you have raised with me, so I wonder if it is not an issue? I would make the point that the Council redeveloped the old IOS Wholesalers Site on the Porthmellon Industrial Estate, opposite the ambulance / fire station, including building over the existing car park to incorporate an additional unit, without requiring any off-street car parking. In fact, this is a decision defended by Craig Dryden at a recent Business Park Users Meeting, as referred to by Mr Williams in his response. I would also make the point that this is not a policy the Council is enforcing on other town centre residential developments, such as the Council's own scheme, Gleaner House, which added three new flats and three work units without incorporating additional car parking. I would hope the Council adopt a consistent approach in this regard.

Consultation Response: CIOS Sewerage

As commercial premises, we would presumably be within our rights to expand the existing laundry operation and dramatically increase the amount of effluent going into the mains sewer. I cannot see how we can demonstrate "a reduction in discharge into the network", as suggested by Eddie Williams, or how this can be referenced in a Planning Condition. A reduction from what level? Currently this rear accommodation is unused, and therefore has no discharge. How can we reduce this?

Consultation Response: CIOS Environmental Health

I question whether this does actually create an HMO. It envisages two persons sharing accommodation, not four.

- The units will comply with Part L Building Regs.
- From memory, the existing Building Regulation approval for the remainder of the unit already includes 60-minute fire protection, not 30 minute. To confirm, all structural steel has been painted with intumescent paint, and is covered by two layers of 15mm fire board with a plaster finish.
- I would be happy with a clause restricting occupation to those working for the applicant's business and /or within the commercial premises.
- Noted.

Before going to committee, I think it would be helpful for us to speak so that I have the opportunity to respond to any comments / concerns you or other parties may have. On this point, I note Councillor Grottick has requested a site meeting prior to consideration of the application. I will be happy to meet with her, or others, on site.

Kind regards.

*Ian Sibley*

**Ian Sibley,**  
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**From:** Yvonne Dale  
**Sent:** 24 October 2019 15:44  
**To:** Ian Sibley <[ian@sibleysonscilly.com](mailto:ian@sibleysonscilly.com)>  
**Subject:** RE: P/19/055 - Porthmellon Industrial Estate application

Dear Mr Sibley,

Thank you for your swift response and the agreed extension of time.

I am currently working through the application with a view to submitting my report to the Isles of Scilly planning officers early next week. In the meantime, if I need further information or clarification in relation to any matters that may arise I will be in contact.

Kind regards,

Yvonne

Yvonne Dale  
**Planning Officer**  
Exmoor National Park Authority

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**From:** Ian Sibley [<mailto:ian@sibleysonscilly.com>]  
**Sent:** 24 October 2019 15:02  
**To:** Yvonne Dale <  
**Subject:** RE: P/19/055 - Porthmellon Industrial Estate application

Dear Ms Dale,

Please find attached signed letter agreeing to a one week extension. Do you wish to discuss the planning application prior to submission of your report to committee?

Kind regards,

*Ian Sibley*

**Ian Sibley,**  
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**From:** Yvonne Dale <  
**Sent:** 24 October 2019 14:51  
**To:** Ian Sibley <[ian@sibleysonscilly.com](mailto:ian@sibleysonscilly.com)>  
**Subject:** P/19/055 - Porthmellon Industrial Estate application

Dear Mr Sibley,

You may be aware that Exmoor National Park are working on behalf of the Council of the Isles of Scilly planning department whilst they produce their new Local Plan, in relation to determining their planning applications. We work closely with officers from the Council of the Isles of Scilly.

The above application has been called in by a Member to be discussed and determined at the next full council committee. This will take place on the 14<sup>th</sup> November 2019. The determination due date for the above application is the 15<sup>th</sup> November 2019. With this in mind, I would be grateful if you could agree to an extension of time in order to allow the decision to be issued following the committee meeting. I have suggested a date of the 22<sup>nd</sup> November 2019 but if you would prefer another date please let me know. Please find attached an extension of time agreement that I would be grateful if you could sign, date and return asap.

Kind regards,

Yvonne

Yvonne Dale  
**Planning Officer**