



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/19/059/FUL **Date Application Registered:** 4th October 2019

Applicant: Mr James Faulconbridge
12 Chapel Street
Bottesford
NG13 0BY

Site Address: St Martin's Vineyard and Winery Higher Town St Martin's Isles Of Scilly
Proposal: Erection of 2x shepherd's hut units for use as holiday accommodation connected with the St Martin's Vineyard.

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:**
- The 1:1250 scale location plan, date stamped 30/09/2019;
 - The 1:200 scale site layout plan, date stamped 30/09/2019;
 - Proposed elevation plans, 1:50 scale, date stamped 30/09/2019;
 - Proposed roof plan, 1:50 scale, date stamped 30/09/2019.
- 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 St Martin's 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.**

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

- C5 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction, the tipping of waste or prolonged outside storage of waste materials. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policy SS2 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION – Sustainable Design Measures

- C6 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted. The approved details shall be retained as approved thereafter.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the measures to ensure the most sustainable form of development is delivered on site. These details shall be submitted to and agreed in writing by the Local Planning Authority, in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policy SS2 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

PRE-OCCUPATION CONDITION – Biodiversity Enhancement Scheme

- C7 Prior to the first occupation of the dwelling, 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 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.

PRE-INSTALLATION CONDITION – Timber finish details

- C8 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.

Signed

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 14/11/2019



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 James Faulconbridge,

Please sign and complete this certificate.

This is to certify that decision notice: P/19/059/FUL and the accompanying conditions have been read and understood by the applicant: Mr James Faulconbridge.

1. **Development of the approved plans:** Erection of 2x shepherd's hut units for use as holiday accommodation connected with the St Martin's Vineyard at: St Martin's Vineyard And Winery Higher Town St Martin's Isles Of Scilly TR25 0QL 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:

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.

Conditions requiring discharge

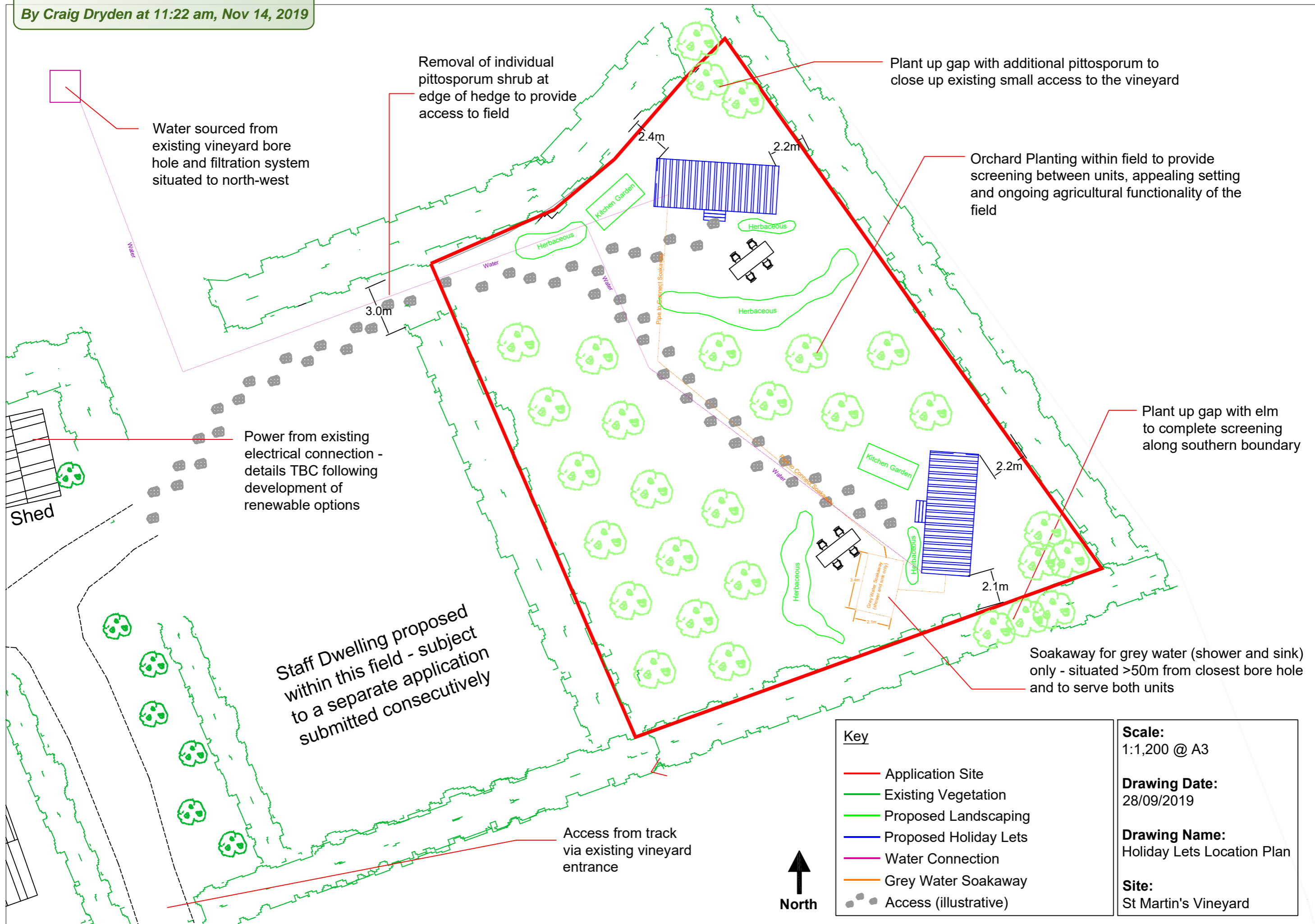
- C5 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
- C6 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation. The sustainable design

scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted. The approved details shall be retained as approved thereafter.

- C7 Prior to the first occupation of the dwelling, 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 retained as approved thereafter.
- C8 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.

APPROVED

By Craig Dryden at 11:22 am, Nov 14, 2019



Water sourced from existing vineyard bore hole and filtration system situated to north-west

Removal of individual pittosporum shrub at edge of hedge to provide access to field

Plant up gap with additional pittosporum to close up existing small access to the vineyard

Orchard Planting within field to provide screening between units, appealing setting and ongoing agricultural functionality of the field

Plant up gap with elm to complete screening along southern boundary

Power from existing electrical connection - details TBC following development of renewable options

Staff Dwelling proposed within this field - subject to a separate application submitted consecutively

Soakaway for grey water (shower and sink) only - situated >50m from closest bore hole and to serve both units

Access from track via existing vineyard entrance

Key

- Application Site
- Existing Vegetation
- Proposed Landscaping
- Proposed Holiday Lets
- Water Connection
- Grey Water Soakaway
- Access (illustrative)

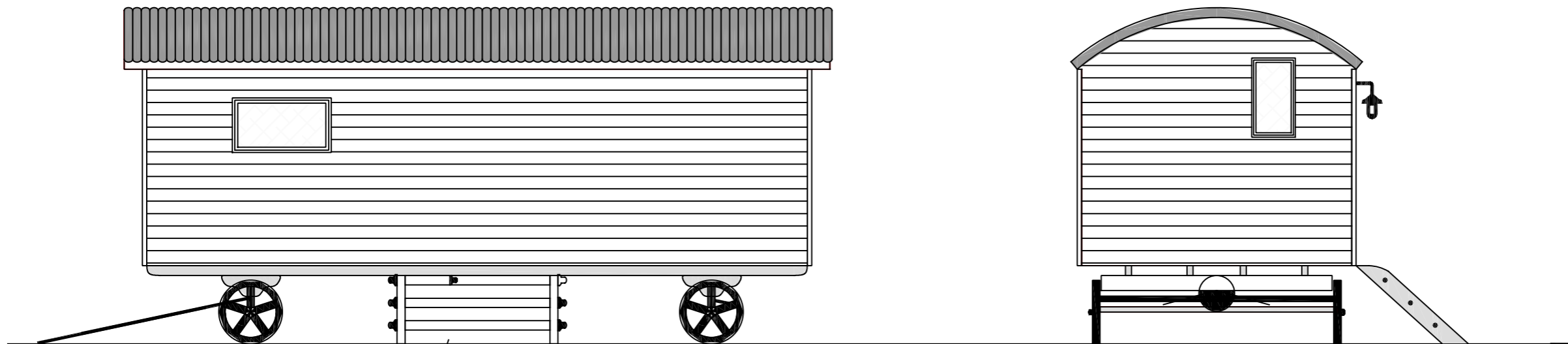
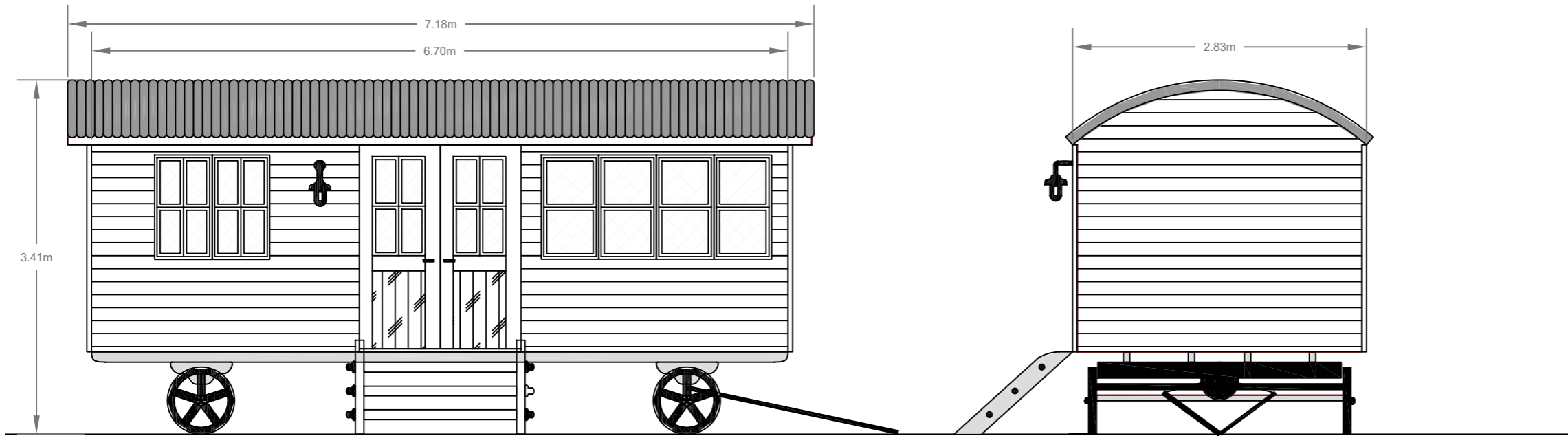


Scale:
1:1,200 @ A3

Drawing Date:
28/09/2019

Drawing Name:
Holiday Lets Location Plan

Site:
St Martin's Vineyard



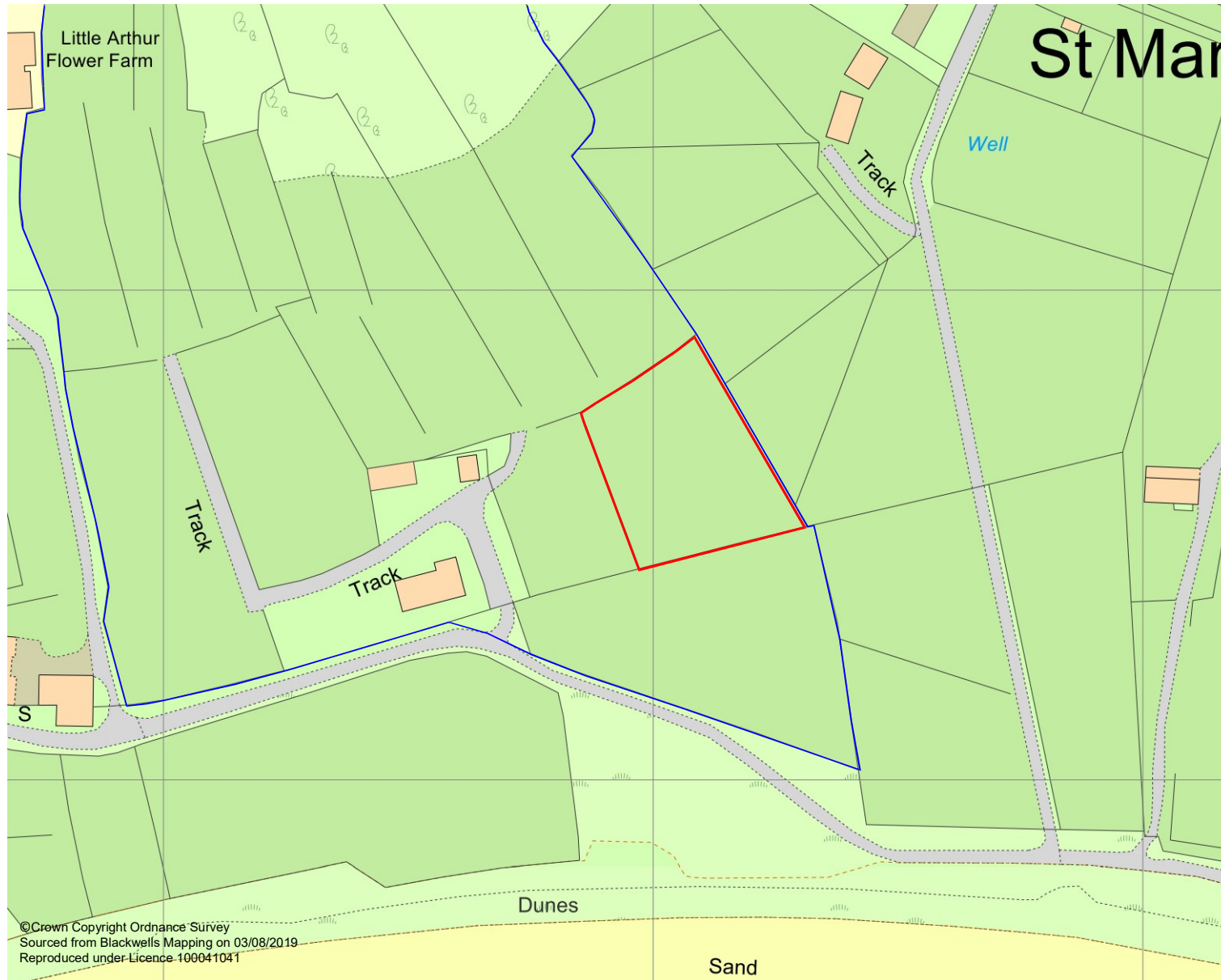
APPROVED
 By Craig Dryden at 11:20 am, Nov 14, 2019

Scale: 1:50 @ A3
 Drawing Date: 28/09/2019
 Drawing Name: Shepherds Hut Elevations
 Site: St Martin's Vineyard

APPROVED

By Craig Dryden at 11:18 am, Nov 14, 2019

Note: St Martin's Vineyard extends further north beyond the sheet extent



- St Martin's Vineyard
- Application Site

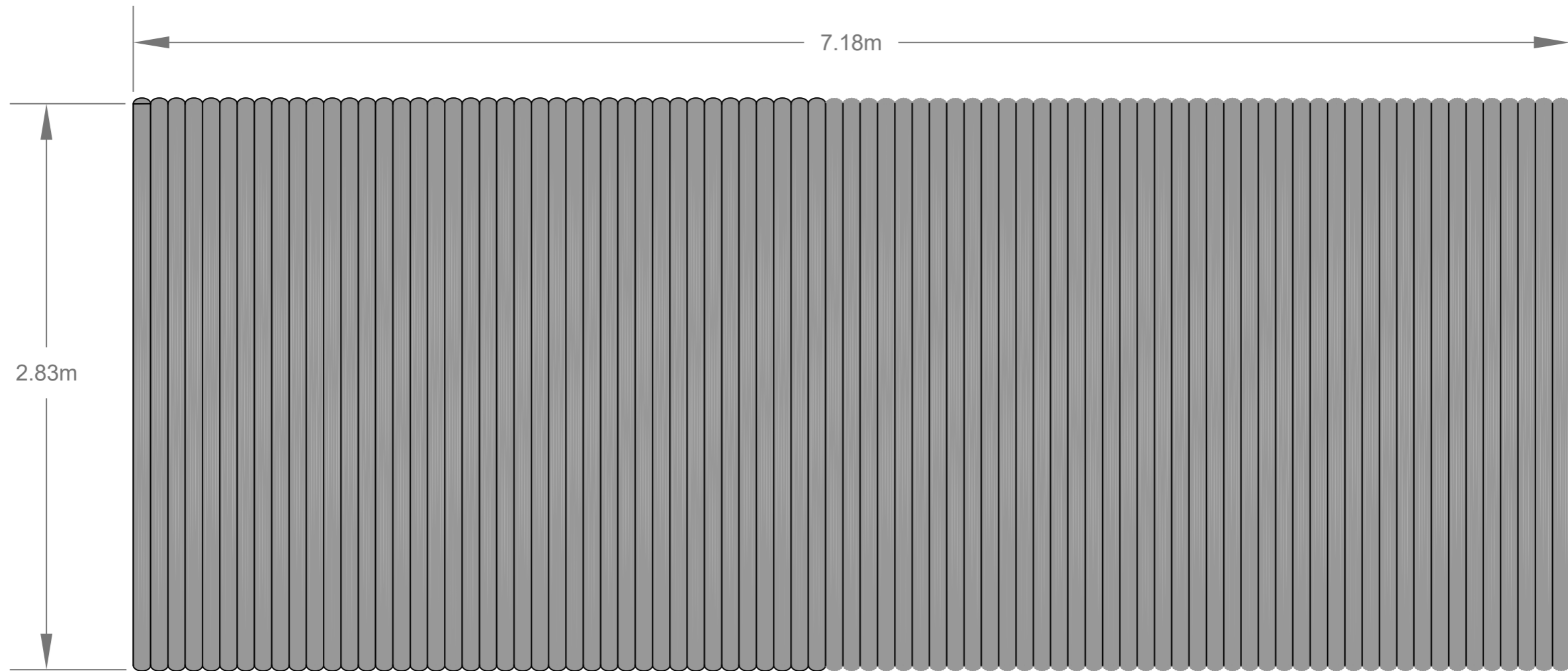


Scale:
1:1,250 @ A4

Drawing Date:
03/10/2019

Drawing Name:
Holiday Lets Location Plan

Site:
St Martin's Vineyard



APPROVED
By Craig Dryden at 11:22 am, Nov 14, 2019

Scale:	1:25 @ A3
Drawing Date:	28/09/2019
Drawing Name:	Shepherds Hut Roof Plan
Site:	St Martin's Vineyard