



## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

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### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	P/19/064/FUL	<b>Date Application Registered:</b>	16 <sup>th</sup> October 2019
<b>Applicant:</b>	Mr Mark Wright Wright Construction 22 Porthmellon Industrial Estate Porth Mellon St Mary's Isles Of Scilly TR21 0JY	<b>Agent:</b>	Mr Michael Bradbury Mike Bradbury Design Studio St Ives 4 Gabriel Street St Ives TR26 2LU
<b>Site Address:</b>	Scillonia Building Supplies, 21 Porthmellon Industrial Estate, Porth Mellon St Mary's Isles of Scilly TR21 0JY		
<b>Proposal:</b>	Change of use of ground floor storage area (use class B8) to extend retail area (use class A1), conversion of part of first floor apartment into staff flat including small extension, construction of entrance canopy, construction of new storage shed (use class B8), minor alterations and regularisation of creation of balcony, roof terrace, lobby and office (Amended Plans/title)		

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:**
- Amended Proposed First Floor Plan, Drawing No: 1977-P07, Rev B, dated Sept 2019, date stamped 28/11/2019;
  - Location and Block Plan, Drawing No: 1977-P01, Rev A, Dated July 2019, date stamped 10/10/2019.
  - New Storage Shed, Drawing No: 1977-P10, dated October 2019, date stamped 10/10/2019
  - Proposed Elevations, Drawing No: 1977-P09, Dated July 219, date stamped 02/10/2019
  - New Storage Shed Plans, Drawing No: 1977-P11, Dated October 2019, date stamped 10/10/2019
  - Regularisation Plan (FF), Drawing No: 1977-P13, dated September 2019, date stamped 09/10/2019
  - Regularisation Plan (GF), Drawing No: 1977-P12, dated July 2019, date stamped

09/10/2019

- **Proposed Ground Floor Plan, Drawing No: 1977-P06 Rev B, dated July 2019 and Date Stamped 03/03/2020**
- **Proposed Site Plan, Drawing No: 1977-P08 Rev E, dated September 2019 and Date Stamped 03/03/2020**
- **Proposed Circulate Plan, Drawing No: 1977-P15, dated March 2020 and Date Stamped 03/03/2020**
- **Parking Management Statement, Date Stamped 06/03/2020**
- **Proposed Telegraph Road Pedestrian Entrance Detail, Drawing No: 1977-P16, Date Stamped 06/03/2020**

**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.

#### **PRE-FIRST USE CONDITION – LAYING OUT OF CAR PARKING**

- C3** Prior to the first use of the extended A1 retail unit, hereby approved, the new customer car parking, the surfacing and laying out of car parking spaces, cycle parking and access for pedestrians and the boundary wall to Telegraph Road shall be fully constructed and laid out as approved. The approved access and car parking layout shall be retained for customer car parking and customer and staff bicycle parking which shall be retained as approved thereafter.

Reason: The proposal results in an intensification in use of this site and improvements to car parking arrangements are required to ensure that vehicles can turn and leave the site in forward gear and that there is sufficient off-road car parking and manoeuvring space, in the interests of highway safety. In accordance with emerging Policy SS10 of the submission Draft Isles of Scilly Local Plan (2015-2030) and Paragraph 108 of the National Planning Policy Framework (2019).

#### **RESTRICTIONS ON NEW PEDESTRIAN GATE ON TO TELEGRAPH ROAD**

- C4** The gate on the pedestrian access on to Telegraph Road, shown on drawing number Drawing No: 1977-P16 (Proposed Telegraph Road Pedestrian Entrance Detail) shall be kept locked at all times when The Store is closed.

Reason: To prevent the over-intensive use of the pedestrian route as a short-cut to the industrial estate, and in the interests of highway safety.

#### **RESTRICTION OF TELEGRAPH ROAD EXISTING CAR PARK**

- C5** The existing access on to Telegraph Road shall be restricted in use to that permitted under P/14/032, Condition 6, which restricts this for the purposes of loading and unloading only. The parking of vehicles in connection with the loading and unloading of goods and deliveries shall be restricted to those connected with the retail use of 'The Store'.

Reason: The proposal results in an intensification in use of this site and restrictions on this entrance are required due to the substandard nature of the visibility splays and to ensure that the proposal does not result in obstructions to the highway through increases in use. In accordance with emerging Policy SS10 of the submission Draft Isles of Scilly Local Plan (2015-2030) and Paragraph 108 of the National Planning Policy Framework (2019).

#### **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS – External Illumination**

- C6** 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 Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

#### **PRE-COMMENCEMENT CONDITION – Submission of Biodiversity Enhancement Measures**

- C7** Prior to the first use of the retail unit, 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.

#### **PRE-COMMENCEMENT CONDITION – Submission of Site Waste Management Plan**

**C8** Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and 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 or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policy SS2(2) and Policy OE6 of the submission draft Isles of Scilly Local Plan (20015-2030).

#### **PRE-COMMENCEMENT CONDITION – Submission of Sustainable Design Measures**

**C9** 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.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS1(b) and SS2(k) of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the islands carbon footprint and reduce energy and water demands.

#### **Accommodation Occupancy Restrictions**

**C10** Both the units of accommodation, including the alteration of the existing accommodation and creation of a second unit of accommodation, including the regularisation of external balcony on the south east elevation and roof terrace, hereby approved, shall be restricted in occupation to persons employed as staff in connection with the use of unit 21 Porthmellon Industrial Estate.

Reason: To ensure that the accommodation hereby permitted is occupied only by a person or persons employed as staff on the site in accordance with Policy 3 the adopted Isles of Scilly Local Plan 2005 and Policy LC4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

#### **RESTRICTIONS ON USE**

**C11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the A1 premises hereby permitted shall not be extended or altered in any way, including the provision of a mezzanine floor, without the prior approval in writing of Local Planning Authority.

Reason: To control a more intensive use of the premises which may adversely affect the character and amenities of this location within the Islands, including highway safety.

#### **REMOVAL OF PERMITTED CHANGES OF USE**

**C12** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the mixed use premises hereby permitted, comprising A1 retail at ground floor of the main building (marked by a red line on the attached plan), C3 staff accommodation (marked by a blue line of the attached plan R1 and R2), an ancillary office to

the A1 retail (marked by a green line on the attached plan) at first floor and a B8 storage building (marked by a yellow line on the attached plan) shall not be extended or altered in any way, including any other permitted changes within the Town and Country Planning (Use Classes) Order 1987 (As Amended) without the prior approval in writing of Local Planning Authority.

Reason: To control a more intensive use of the premises which may adversely affect the character and amenities of this location, including the viability of the industrial estate and highway safety.

#### **PRE-COMMENCEMENT CONDITION – Submission of Sewage Minimisation Measures**

**C13** Notwithstanding the details submitted, prior to its construction, the colour finish of the New Storage Shed, Drawing No: 1977-P10, shall be submitted to and approved in writing by the Local Planning Authority. The colour finish shall be applied to the building, prior to its first use, and shall be retained as such thereafter.

Reason: To ensure the amenities of adjoining land and premises are not adversely affected by the storage building and the building is in keeping with the character and appearance of the area.

#### **PRE-COMMENCEMENT CONDITION – Submission of Sewage Minimisation Measures**

**C14** Prior to the commencement of the development hereby permitted a detailed scheme of measures to minimise pressure on the public sewage network, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed as approved prior to the A1 retail store coming into first use and staff accommodation being first occupied and be retained as such thereafter.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS6 of the Submission Draft Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the sewage network.

#### **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:**



Senior Officer, Planning and Development Management

*Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 27<sup>th</sup> March 2020



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

Dear Mr Mark Wright,

### Please sign and complete this certificate.

This is to certify that decision notice: P/19/064/FUL and the accompanying conditions have been read and understood by the applicant: Mr Mark Wright.

**Development of the approved plans:** Change of use of ground floor storage area (use class B8) to extend retail area (use class A1), conversion of part of first floor apartment into staff flat including small extension, construction of entrance canopy, construction of new storage shed (use class B8), minor alterations and regularisation of creation of balcony, roof terrace, lobby and office (Amended Plans/title) at: Scillonia Building Supplies, Unit 21 Porthmellon Industrial Estate will commence **on:** (insert date) .....

1. **I am/we are** aware of any conditions that need to be discharged before works commence.
2. **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.

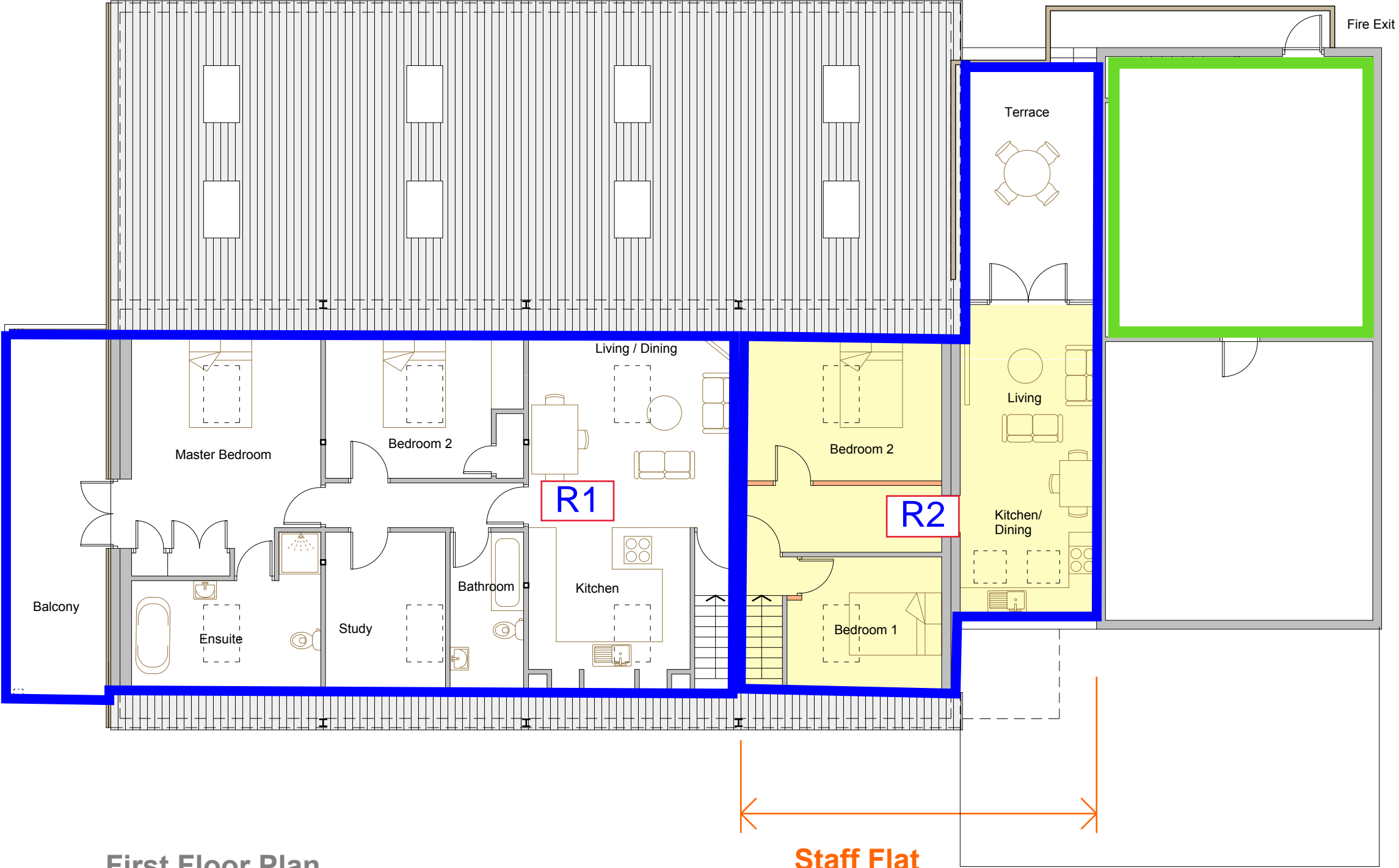
For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to 8 weeks for the discharge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

#### PRE-COMMENCEMENT CONDITION(S)

- C7 Prior to the first use of the retail unit, 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.
- C8 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and 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.

- C9 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.
- C13 Notwithstanding the details submitted, prior to its construction, the colour finish of the New Storage Shed, Drawing No: 1977-P10, shall be submitted to and approved in writing by the Local Planning Authority. The colour finish shall be applied to the building, prior to its first use, and shall be retained as such thereafter.
- C14 Prior to the commencement of the development hereby permitted a detailed scheme of measures to minimise pressure on the public sewage network, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall installed as approved prior to the A1 retail store coming into first use and staff accommodation being first occupied, and be retained as such thereafter.



First Floor Plan



NOTES

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4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

A Kitchen relocated to first floor of staff flat.  
09.10.19

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB

**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

TITLE

**Proposed First Floor Plan**

DRNG. NO.	REVISION
<b>1977-P07</b>	<b>A</b>

SCALE	DATE
<b>1:50@A1 1:100@A3</b>	<b>Sept 2019</b>

OFFICE USE / PRE-ISSUE

Key

Retail Area

Staff Flat

REVISED

10:13 am, Mar 03, 2020

- NOTES
- 1

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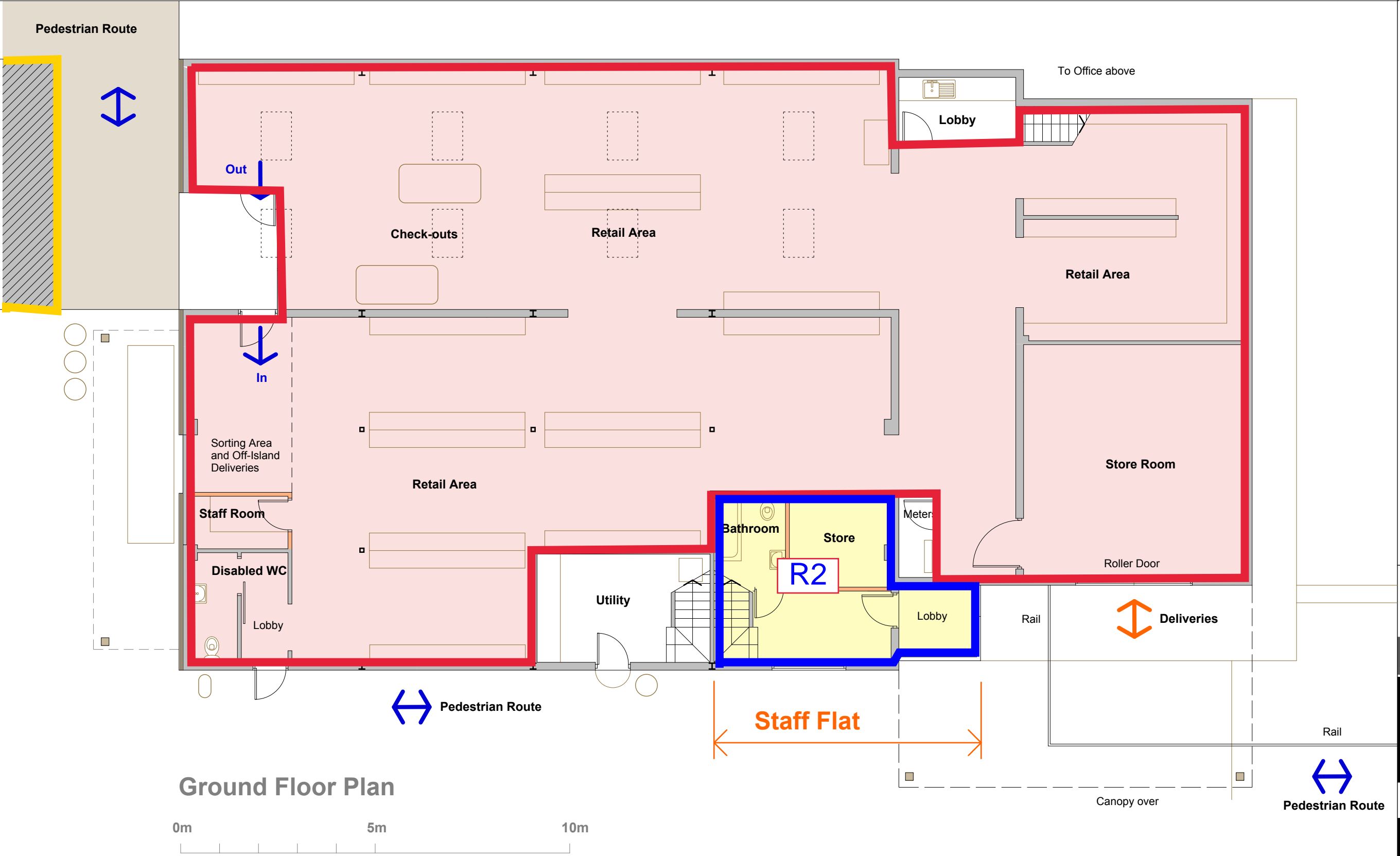
NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

- A

Alterations to ground floor staff flat layout.  
09.10.19
- B

Changes to internal layout to reflect changes to parking  
MRB 290220



PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

MIKE BRADBURY  
DESIGN

PZ

JOB

Alterations to Scillonias Building  
Supplies, St Mary's,  
The Isles of Scilly

for  
Wright Construction

TITLE

Proposed Ground Floor Plan

DRNG. NO.

1977-P06

REVISION

B

SCALE

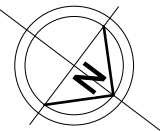
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DATE

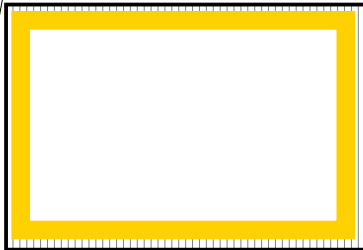
July 2019

OFFICE USE / PRE-ISSUE

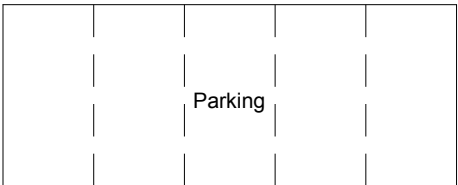




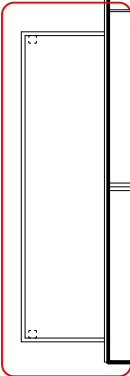
Phoenix Art Studio



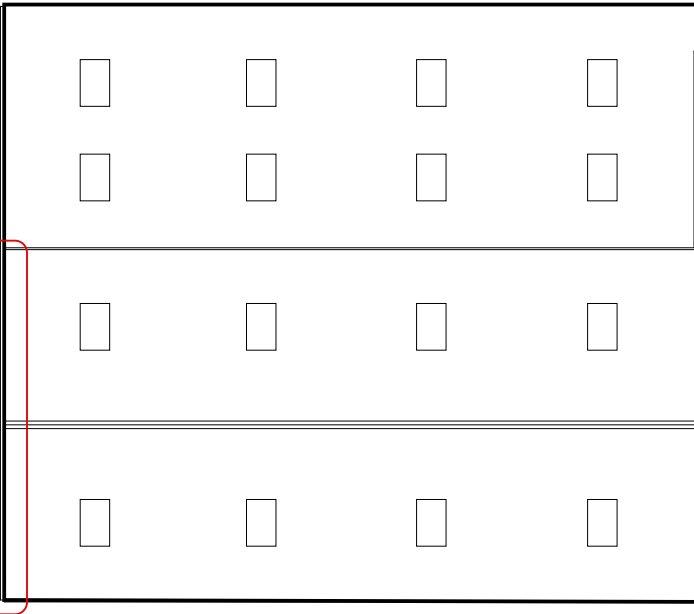
New Storage Shed



Parking

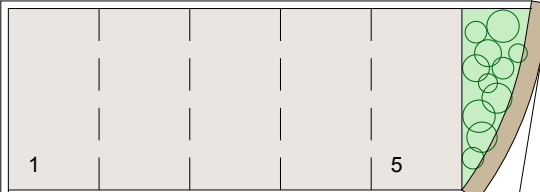


Existing balcony to be  
regularised by new application



New Canopy

Walkway



Footpath

1

5

Existing shed to be  
removed

6

9

Telegraph Road

Proposed Site Plan

NOTES

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AMENDMENTS

PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427



MIKE BRADBURY  
DESIGN

JOB

Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly

for  
Wright Construction

TITLE

Proposed Site Plan

DRNG. NO.

1977-P08

REVISION

SCALE

1:100@A1  
1:200@A3

DATE

Sept 2019

OFFICE USE / PRE-ISSUE

Key

Retail Area

Staff Flat

APPROVED

By Lisa Walton at 8:23 pm, Mar 27, 2020

REVISED

10:13 am, Mar 03, 2020

- NOTES
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NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS


- A

Alterations to ground floor staff flat layout. 09.10.19
- B


Changes to internal layout to reflect changes to parking MRB 290220

PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427



MIKE BRADBURY  
DESIGN

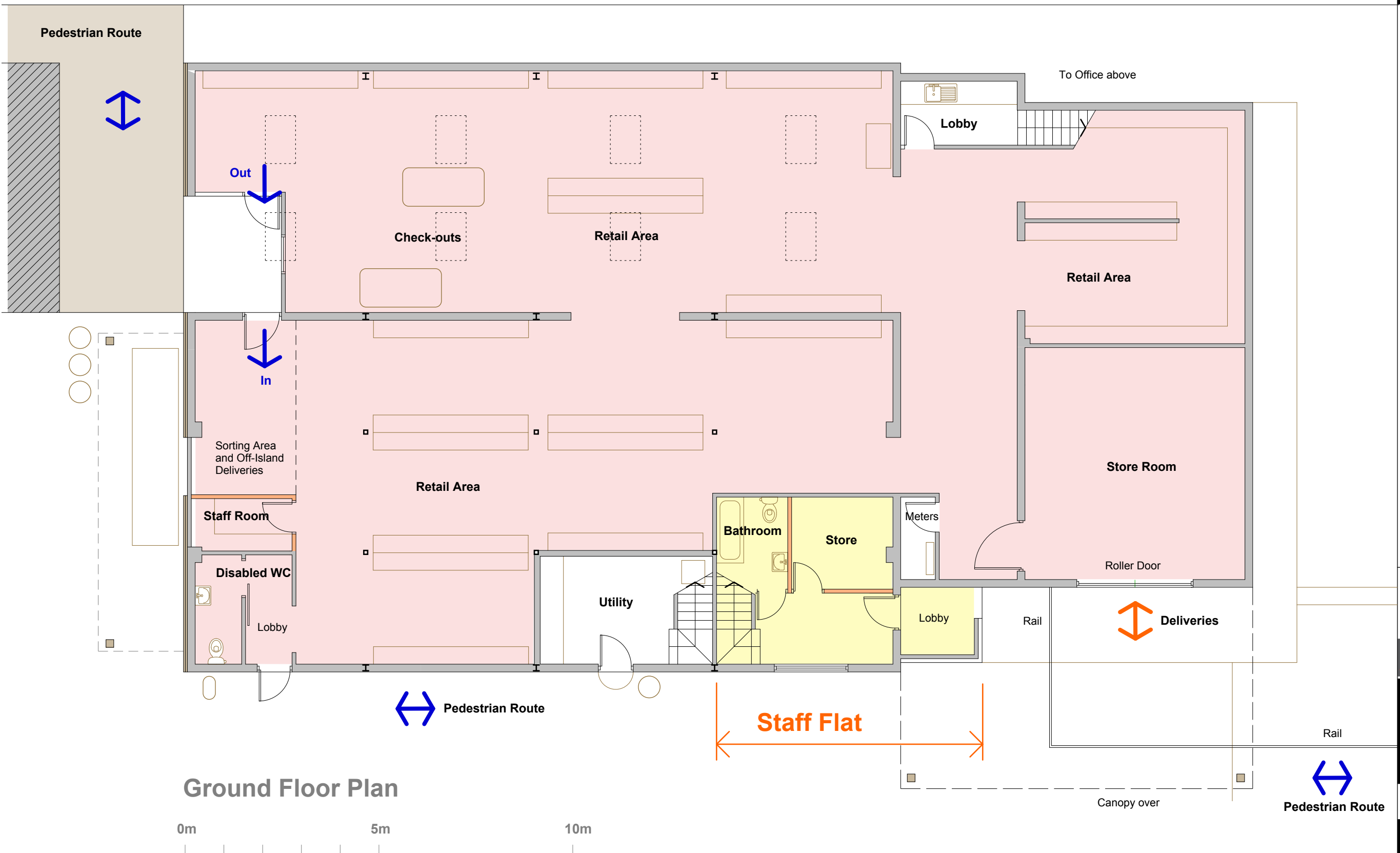


JOB

Alterations to Scillonias Building Supplies, St Mary's, The Isles of Scilly

for  
Wright Construction

TITLE	
Proposed Ground Floor Plan	
DRNG. NO.	REVISION
1977-P06	B
SCALE	DATE
1:50@A1 1:100@A3	July 2019
OFFICE USE / PRE-ISSUE	



Ground Floor Plan



Note: For details of access for customers to retail premises refer to proposed ground floor plan - number 1977-P06B

10:13 am, Mar 03, 2020

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- A Alterations to parking access, pedestrian access and visibility plays.  
AKB 161019
- B Scale bar added. Disabled parking bay introduced.  
Parking space dimensions added and surface finish key.  
AKB 271119
- C Steps added from parking area to entrance MB 281119
- D Parking spaces reduced and reconfigured. Bicycle parking introduced. AKB 041219
- E Customer parking off Telegraph Road removed. New parking layout on Industrial Estate side detailed. MRB 280220

*By Lisa Walton at 8:23 pm, Mar 27, 2020*

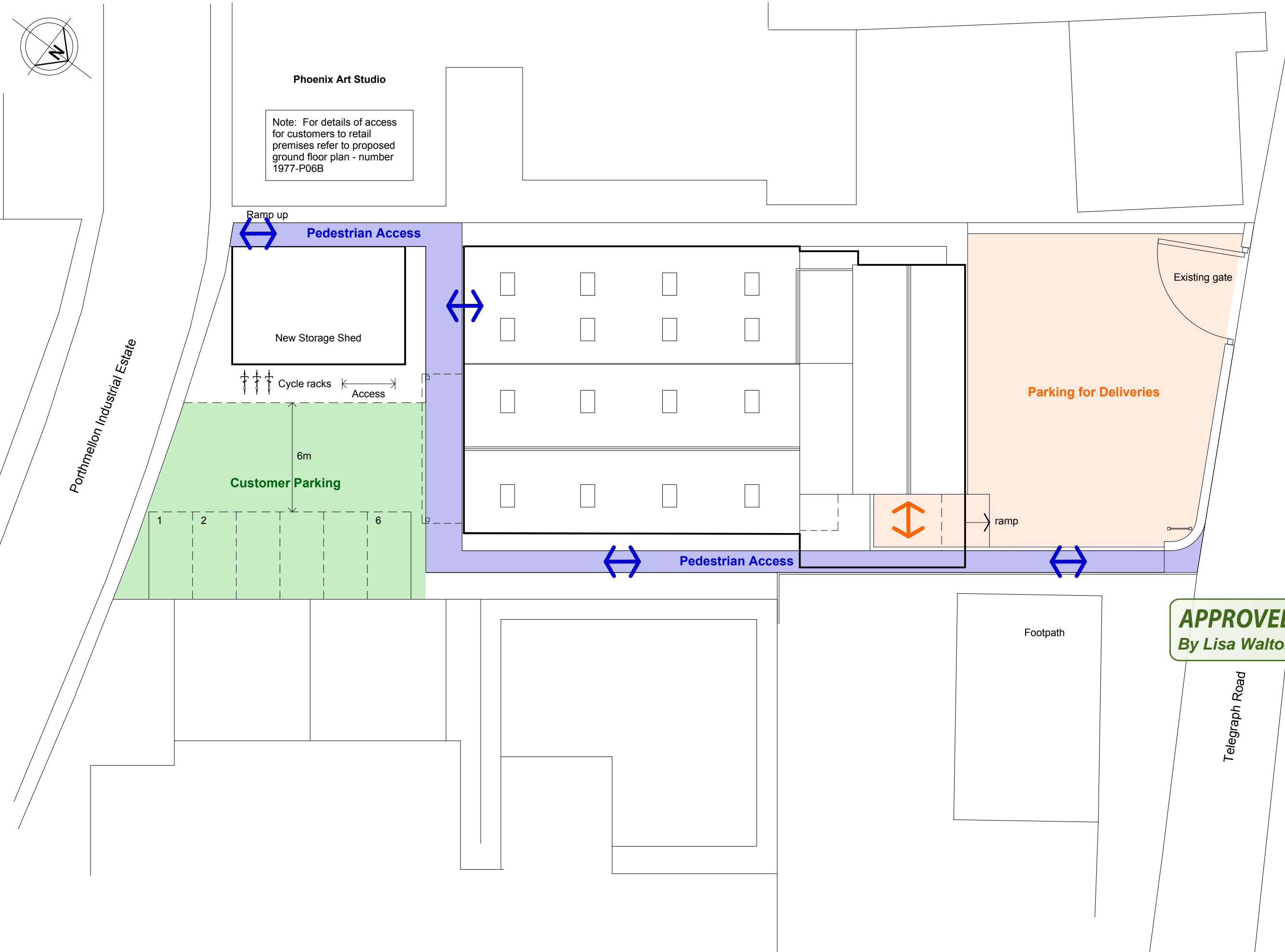
Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**



TITLE  
**Proposed Site Plan**

SCALE	DATE
1:100@A1	
1:200@A3	Sept 2019
OFFICE USE / PRE-ISSUE	



Phoenix Art Studio

Note: For details of access for customers to retail premises refer to proposed ground floor plan - number 1977-P06B

- NOTES
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AMENDMENTS

**REVISED**  
10:13 am, Mar 03, 2020

**APPROVED**  
By Lisa Walton at 8:24 pm, Mar 27, 2020

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB

**Alterations to Scillon Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

TITLE

**Proposed Circulation Routes**

DRNG. NO. REVISION

**1977-P15**

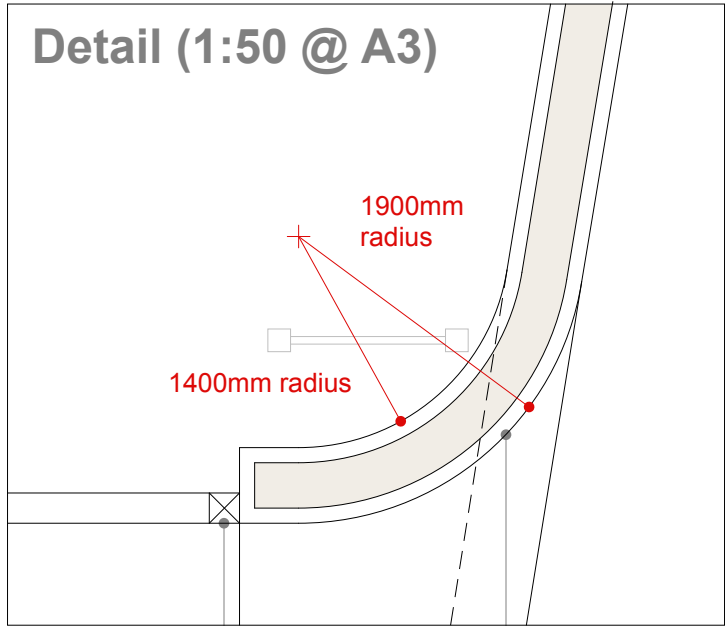
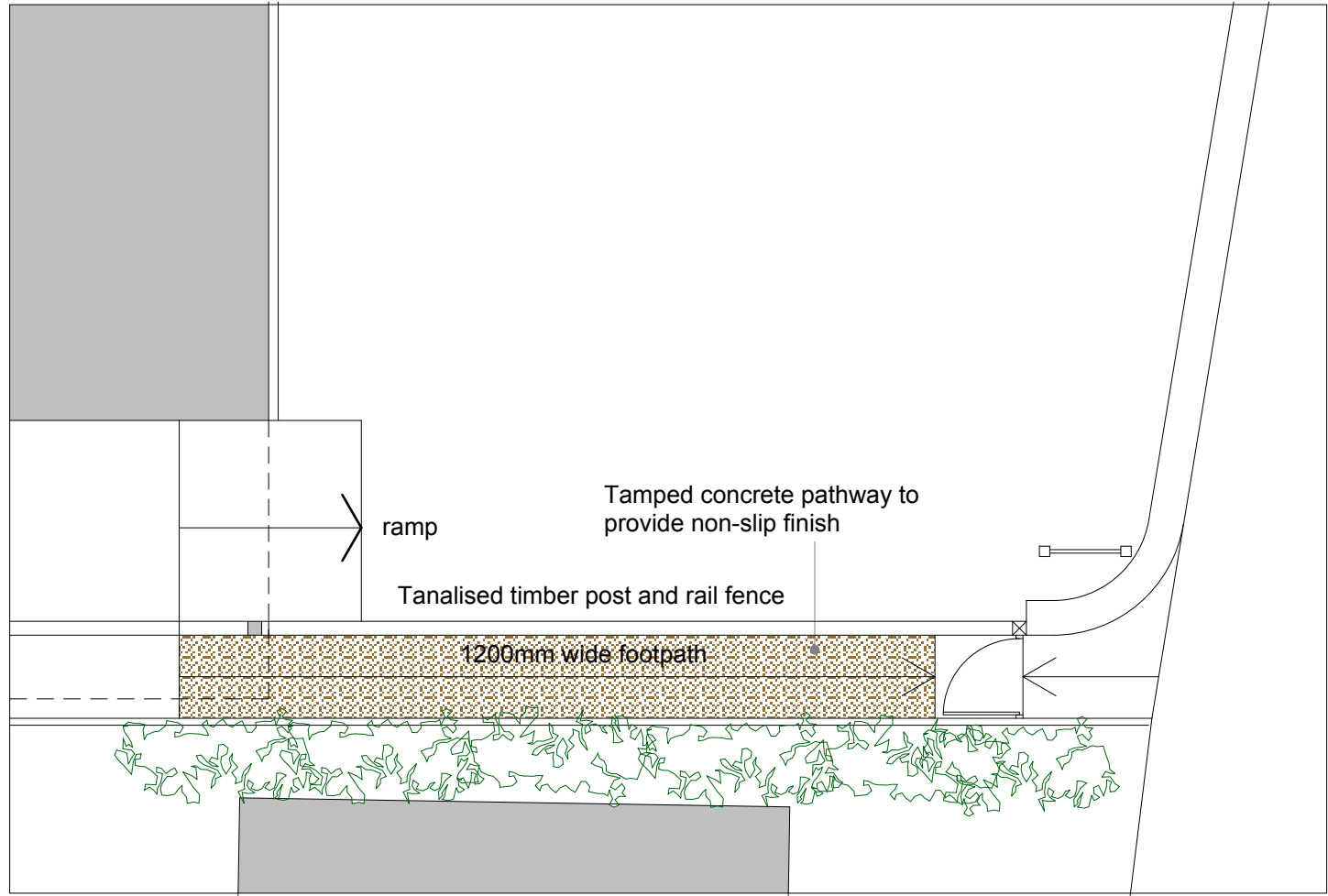
SCALE DATE

**1:100@A1  
1:200@A3** **March 2020**

OFFICE USE / PRE-ISSUE

Proposed Site Plan



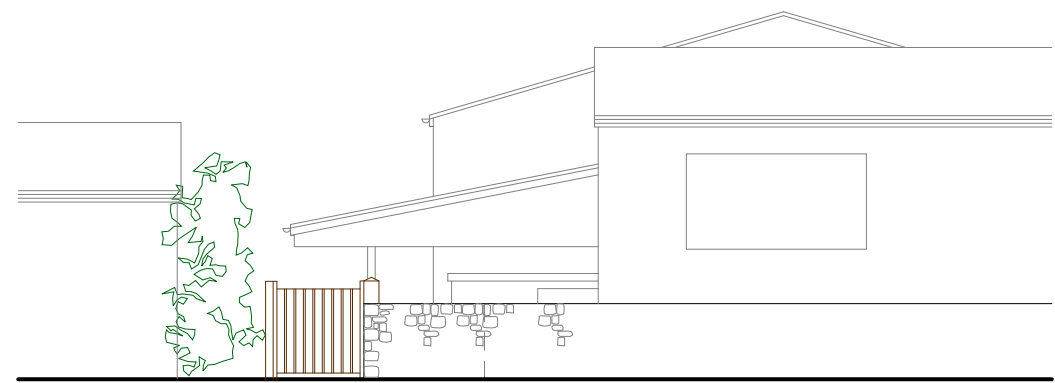


200mm2 tanalised timber post to match posts either side of existing gateway

Dotted line denotes section of wall to be demolished

Granite boundary wall to be re-constructed on curve to match existing wall in terms of height and width. Inner and outer stone faces to be infilled with good quality topsoil and wall planted with low growing local succulent wall plants

**APPROVED**  
By Lisa Walton at 8:24 pm, Mar 27, 2020



North West roadside Elevation

Existing Photos

NOTES	
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AMENDMENTS	
<div> <div> <b>APPROVED</b>  <i>By Lisa Walton at 8:24 pm, Mar 27, 2020</i> </div> <div> <b>PLANNING</b>          Studio St Ives          4 Gabriel Street          St Ives          TR26 2LU          01736 798427  <b>MIKE BRADBURY</b>  <b>DESIGN</b>          PZ       </div> </div> <div>         JOB  <b>Alterations to Scillonia Building Supplies, St Mary's, The Isles of Scilly</b>          for  <b>Wright Construction</b> </div> <div>         TITLE  <b>Pedestrian Entrance</b> </div> <div>         DRNG. NO. <b>1977-P16</b> </div> <div>         SCALE <b>1:50@A1</b>  <b>1:100@A3</b> </div> <div>         DATE <b>March 2020</b> </div> <div>         OFFICE USE / PRE-ISSUE       </div>	

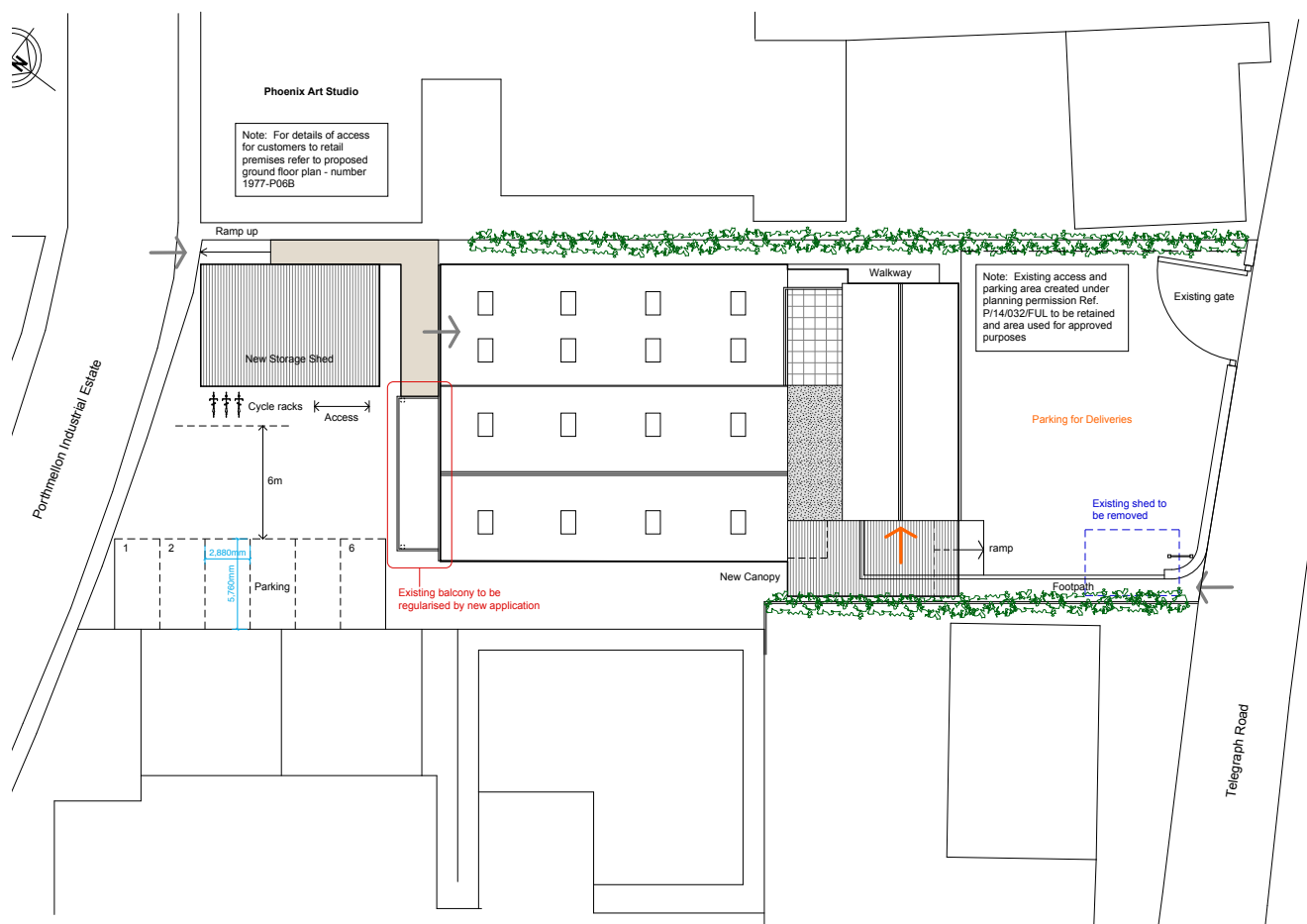


Alterations and Improvements to  
Scillonia Supplies  
21 Porthmellon Industrial Estate  
For Wright Construction Ltd  
Planning ref. P/19/064/FUL

MANAGING THE ‘SHOPPING EXPERIENCE’ AND REDUCING THE RELIANCE ON  
MOTOR VEHICLES

March 2020

This statement supports the revised access proposals for the above application as illustrated by the extract from the Proposed Site Plan (drawing number 1977-P08E) below.



A number of measures are proposed to ensure that proposed pedestrian and vehicular traffic measures are suitable for the former ‘Scillonia Supplies’ retail operation, to be re-branded as ‘The Store’. These include the following:

Clearly defined Customer Parking

The proposed six parking spaces will be for the exclusive use of customers. At present the ‘Scillonia Supplies’ forecourt is an open concreted yard, so parking here is something of a free-for-all. The new parking spaces will be immediately obvious when approaching ‘The Stores’ through the industrial estate as they face the entrance to the property. Clear signage will be erected to direct motorists to the parking spaces. The spaces will be marked out with clear linage so there will be no doubt where vehicles should park. The size of parking spaces

will be the UK norm of 2.4m x 4.8m as approved by the British Parking Association. The manoeuvring space will also be the recommended minimum of 6m, so it will be possible to enter and exit spaces safely on the application site without reversing onto the industrial estate. Planning conditions to ensure that these measures are put in place and maintained are welcomed

### **Pedestrians Encouraged**

Two entrances for pedestrians have been incorporated to make access to The Stores as easy as possible. Whether approaching from Telegraph Road or through the Industrial Estate, there will be safe accessible pedestrian routes from the site boundary to the public entrance. Both routes will be ramped where necessary, so they will be suitable for wheelchair users. The surface of the walkways will be clearly defined from the parking areas and the layout has been carefully designed so no pedestrian crossings are required. The entrance to the building itself will be level so there will be no step hazards. Benches will be provided outside The Stores where customers can gather their belongings or simply take a rest before heading home with their shopping

### **Cyclists Encouraged**

A new cycle rack will be installed in front of the new store next to the access from the Industrial Estate. This will be available for staff or customers to use so it will be easy to park cycles and secure them with bike locks. There will be room to dis-mount away from the manoeuvring area for vehicles

### **Reducing the number of car trips – Home Delivery Service**

The applicant has researched the provision of a home delivery service using zero-emission electric vehicles. The most favourable quote for supplying vehicles suitable for the island's road infrastructure has been received from Oxford based 'Go Green Autos Ltd', a specialist EV supplier of electric cars and vans. The photograph below illustrates the new Saturn City Van which is available as either a box van or flat bed pick-up. The vehicles are cheap to run, can be charged over-night, are quiet on the roads and easy to drive



The applicant has sought advice from the Isles of Scilly's Voucher Scheme on grant funding and will be able to apply for support once planning permission has been granted. This is operated from the Enterprise Centre – a neighbouring building on the Industrial Estate. Mark has found their support to be excellent and is optimistic that a funding package will be approved. Once established, the delivery service will hopefully be a real benefit to households and businesses on St.Mary's and will reduce the number of visits to 'The Store' by private cars

### **'Click and Collect' shopping**

Supermarkets on the mainland are introducing ideas like 'click and collect' to improve efficiency and reduce the time spent in the stores. At 'The Store' customers will be offered the facility to email or phone through orders. Goods can then be selected by staff, pre-packed then quickly collected. This will reduce the 'dwell time' in the store and minimise time spent in the customer parking bay

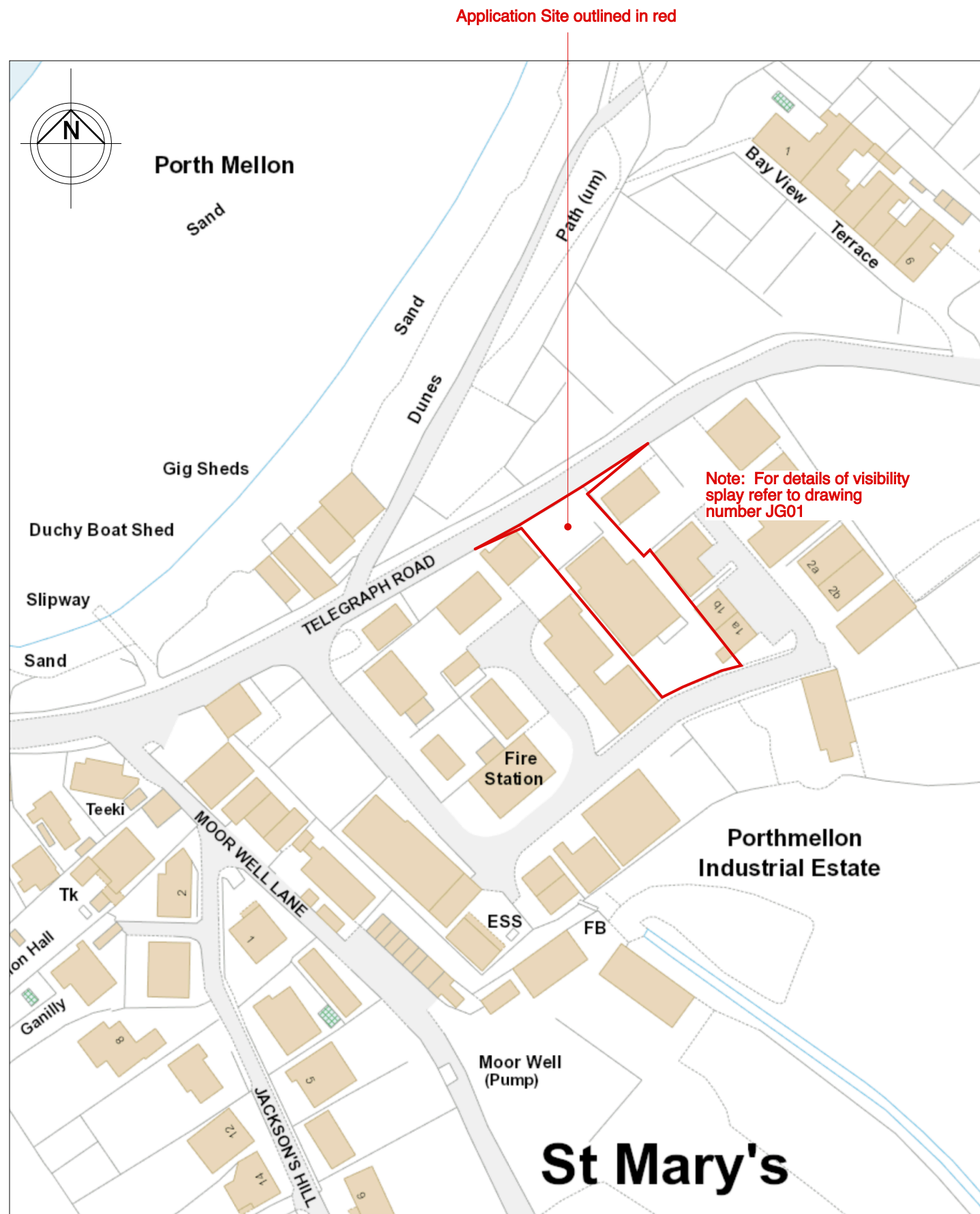
### **Wholesale Supplies**

It is anticipated that wholesale supplies will represent a high proportion of sales from 'The Store'. The planning drawings identify a Sorting Area for deliveries around St.Mary's and to the off-islands. These goods can be assembled outside peak shopping times during quiet periods. Goods can be loaded onto vehicles in the Telegraph Road yard so there will be no interference with the customer parking area

### **Summary**

In summary, this new venture to change the nature of the applicant's existing retail business has been well considered and thought-through. It will hopefully be a real benefit to residents and businesses alike on the islands. Many of the problems associated with town centre shopping will be avoided and alternative products will be made available to the island community. With any businesses, challenges will be faced but the applicant believes that, in this particular case, the many benefits will more than outweigh any unforeseen problems. Mark Wright and his team are fully committed to developing a quality retail operation and taking a pro-active approach to growing the business and striving to meet market demands.





Location Plan  
Scale 1:1250 @ A3

Note: OS Map reproduced under 'Landmark'  
Paper Map Copy Licence (PMCL) number  
670690383.708409



Aerial Photo



Block Plan  
Scale 1:500 @ A3

**APPROVED**  
By Lisa Walton at 8:26 pm, Mar 27, 2020

#### NOTES

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#### AMENDMENTS

- A OS Map licence number added  
AKB 081019
- B Red line boundary changed to include visibility splay  
MRB 201219

## PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

JOB  
**Alterations to Scillonias Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

TITLE  
**Location & Block Plan**

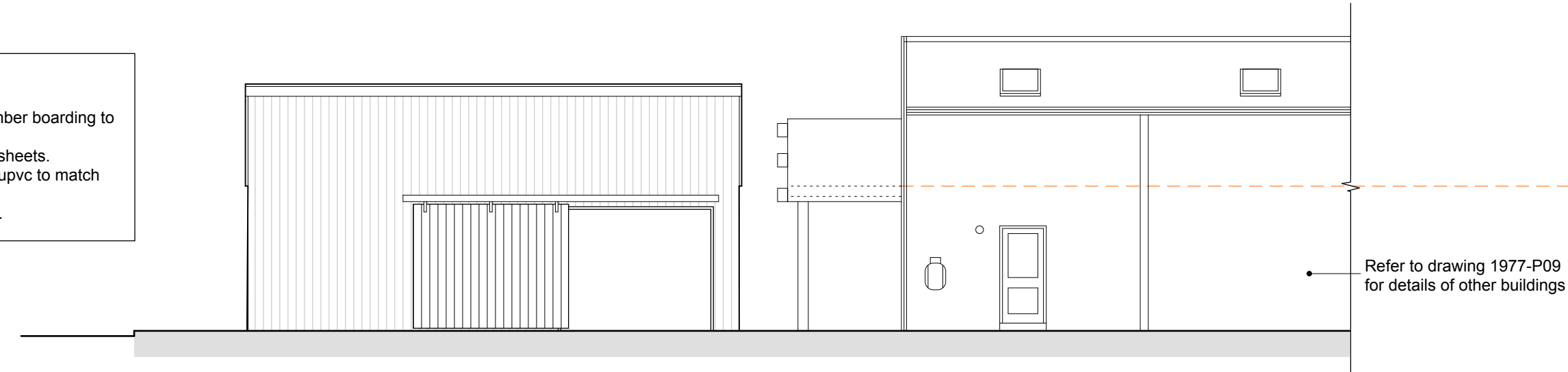
DRNG. NO.	REVISION
<b>1977-P01</b>	<b>B</b>

SCALE	DATE
<b>As shown@A3</b>	<b>July 2019</b>

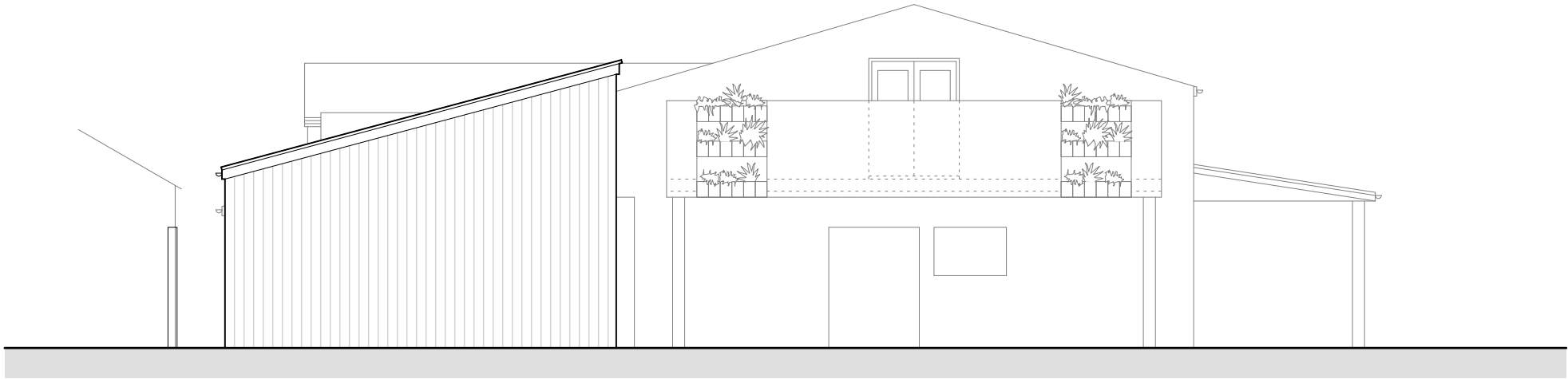
OFFICE USE / PRE-ISSUE

Proposed Materials

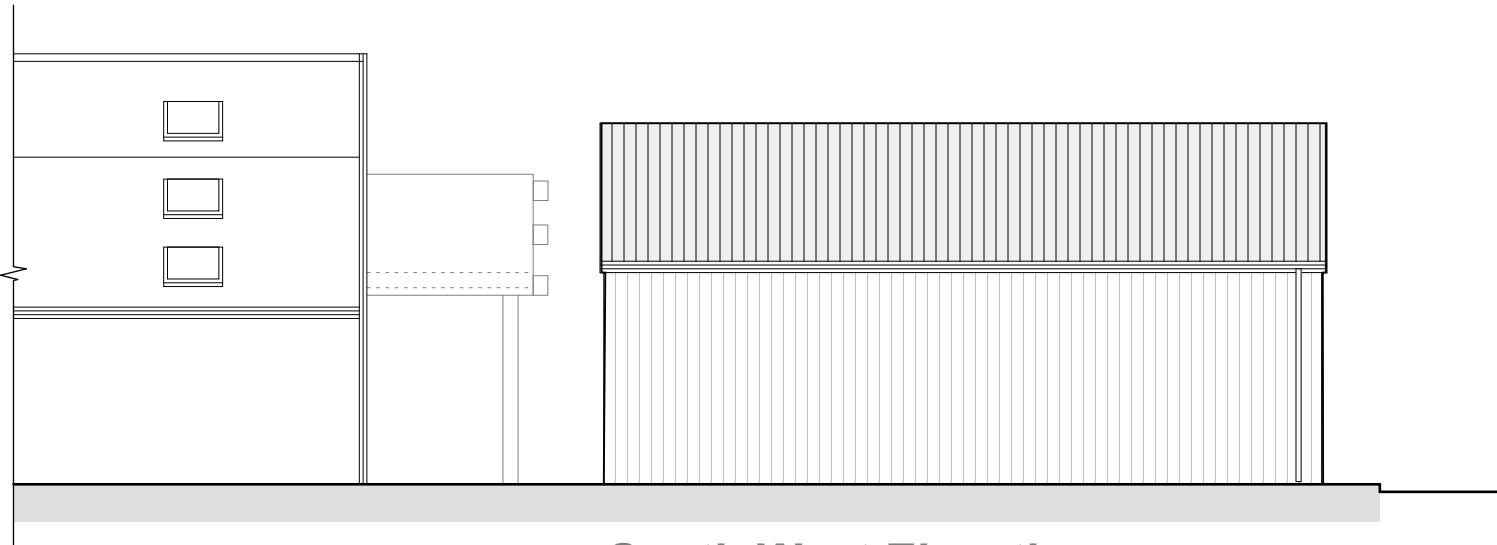
Walls: Vertical natural timber boarding to match main building.  
Roof: Corrugated 'Big 6' sheets.  
Rainwater goods: White upvc to match main building.  
Door: Timber sliding door.



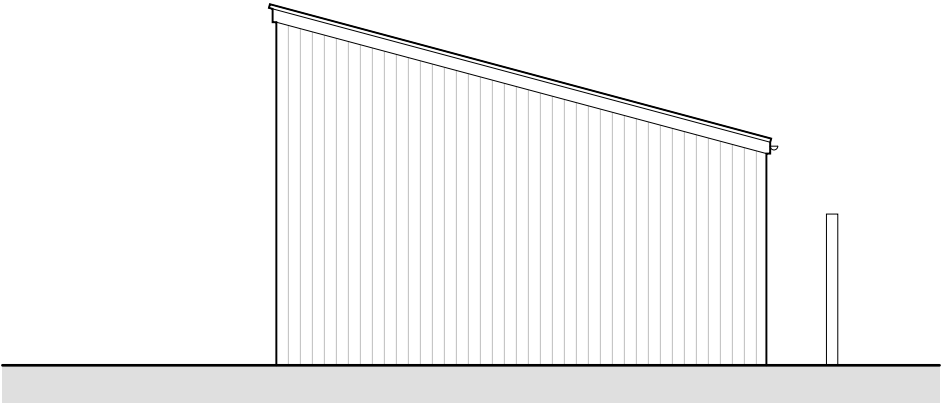
North East Elevation



South East Elevation



South West Elevation



North West Elevation

NOTES

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AMENDMENTS

**APPROVED**

By Lisa Walton at 8:27 pm, Mar 27, 2020

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427



**MIKE BRADBURY  
DESIGN**

JOB

**Alterations to Scillonias Building  
Supplies, St Mary's,  
The Isles of Scilly**

**for  
Wright Construction**

TITLE

**New Storage Shed**

DRNG. NO.

**1977-P10**

REVISION

SCALE

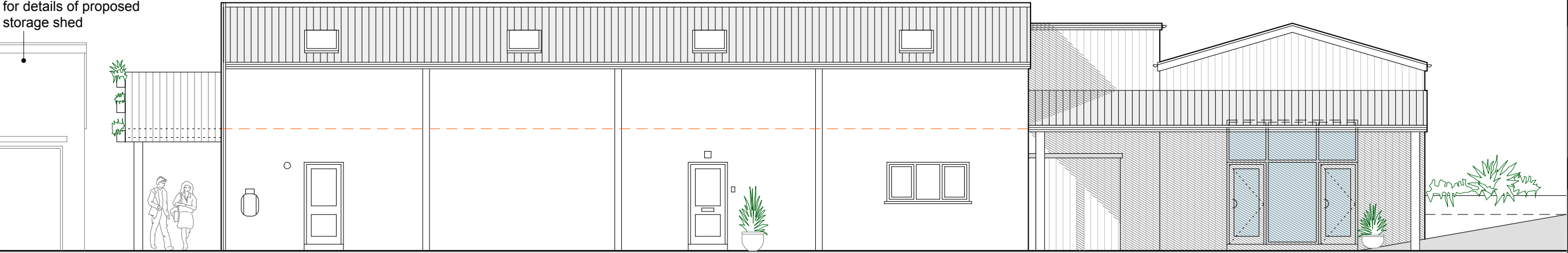
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1:100@A3**

DATE

**Oct 2019**

OFFICE USE / PRE-ISSUE

Refer to drawing 1977-P10  
for details of proposed  
storage shed

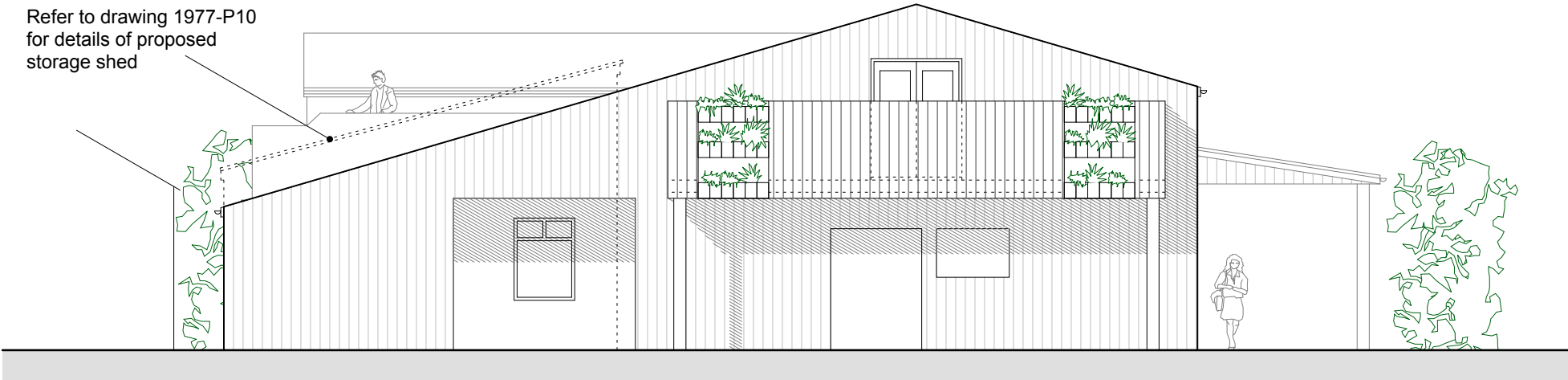


North East Elevation

Refer to drawing 1977-P10  
for details of proposed  
storage shed

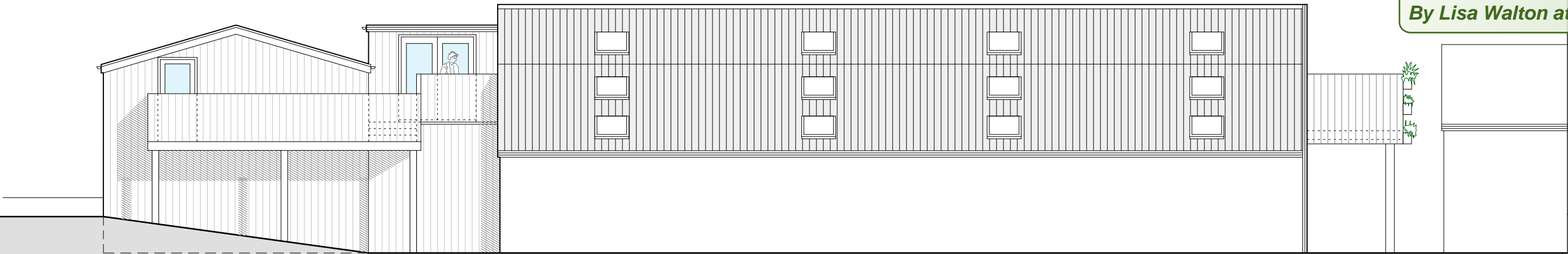
Proposed Materials

Walls: Vertical natural timber boarding to match existing.  
Roof: Grey fibreglass to flat roof to match existing.  
Doors and Windows: Grey upvc to match existing.  
Rainwater goods: White upvc to match existing.



South East Elevation

**APPROVED**  
*By Lisa Walton at 8:27 pm, Mar 27, 2020*



South West Elevation



North West Elevation

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AMENDMENTS

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB

**Alterations to Scillonias Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

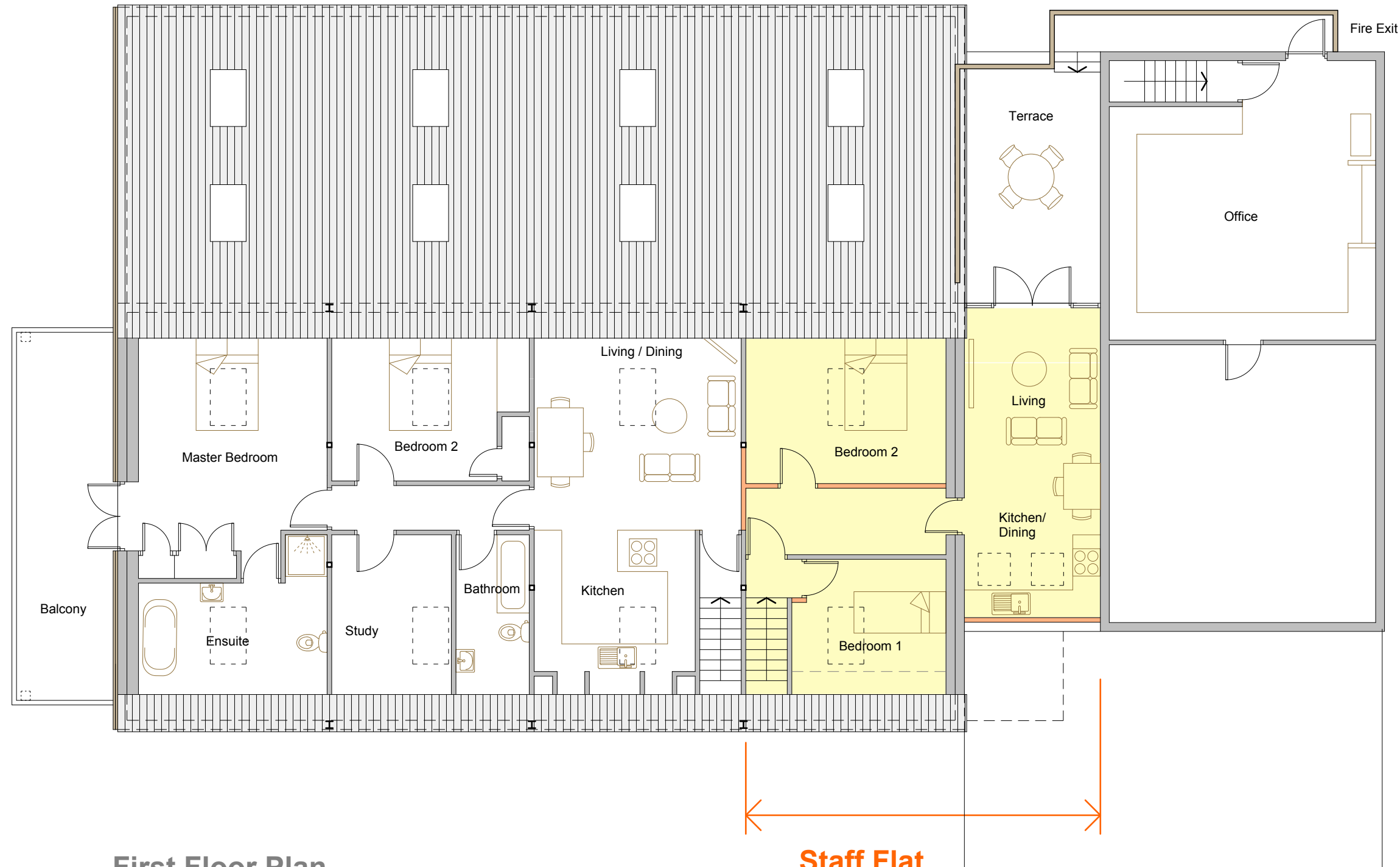
TITLE

**Proposed Elevations**

DRNG. NO.	REVISION
<b>1977-P09</b>	

SCALE	DATE
<b>1:50@A1 1:100@A3</b>	<b>July 2019</b>
OFFICE USE / PRE-ISSUE	





First Floor Plan

0m 5m 10m

Staff Flat

**APPROVED**

By Lisa Walton at 8:28 pm, Mar 27, 2020

#### NOTES

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#### AMENDMENTS

- A Kitchen relocated to first floor of staff flat.  
09.10.19
- B Staff flat bedroom 1 shown as single bedroom MB 271119

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427



**MIKE BRADBURY  
DESIGN**

JOB  
**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

TITLE  
**Proposed First Floor Plan**

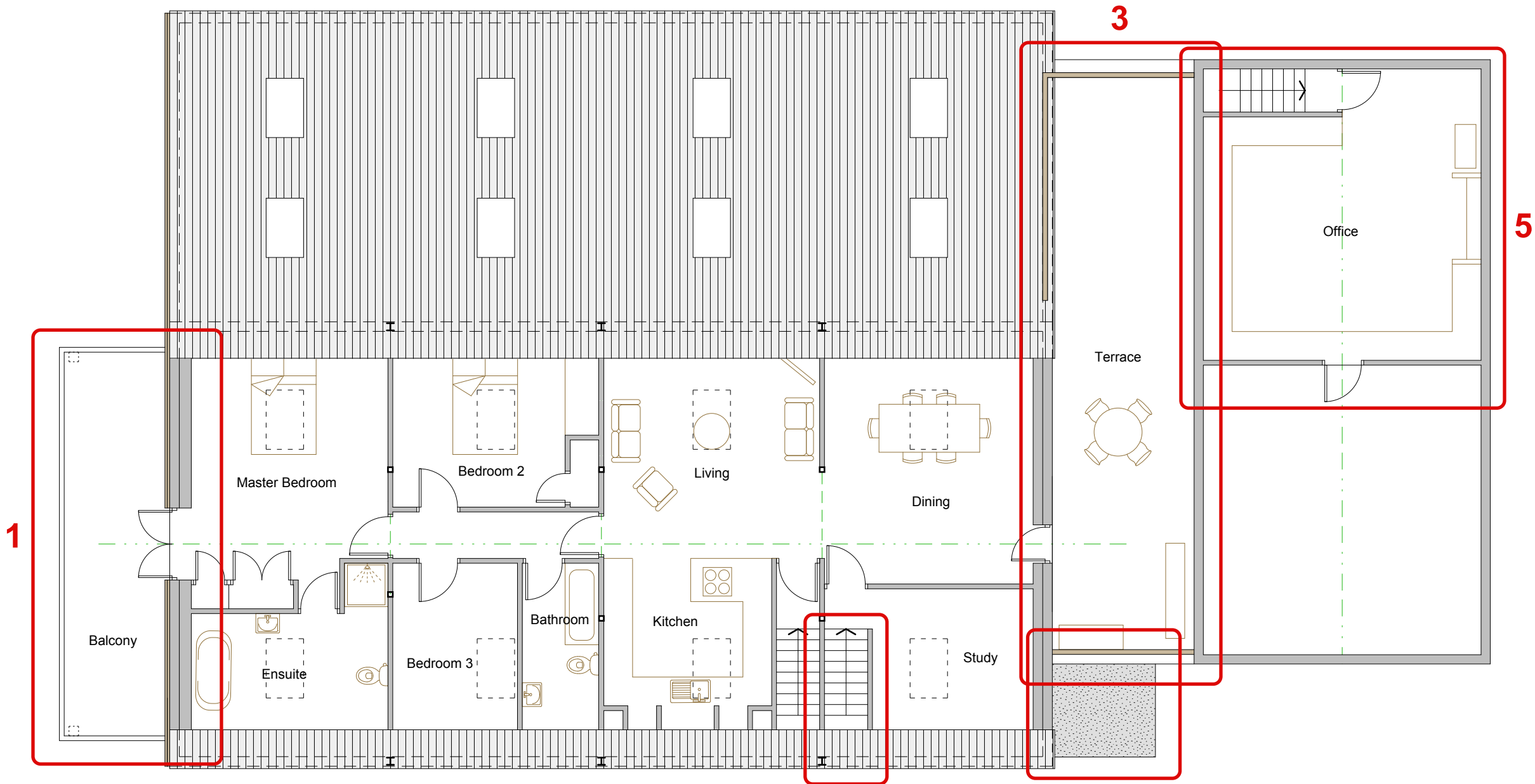
DRNG. NO. REVISION  
**1977-P07 B**

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

OFFICE USE / PRE-ISSUE

Key

- 1. Balcony created over covered shop entrance (approved under planning application no. P/15/063).
- 2. Second internal staircase leading to first floor apartment.
- 3. Roof terrace utilising flat roofed link between storage shed and main building (approved under planning application no. P/15/063).
- 4. New external lobby to ground floor staff room.
- 5. Mezzanine office area with stair access utilising storage shed roof void (approved under planning application no. P/15/063).



First Floor Plan



**APPROVED**  
By Lisa Walton at 8:28 pm, Mar 27, 2020

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AMENDMENTS

PLANNING

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

MIKE BRADBURY  
DESIGN

PZ

JOB

Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly

for  
Wright Construction

TITLE

Regularisation Plan (FF)

DRNG. NO. REVISION

1977-P13

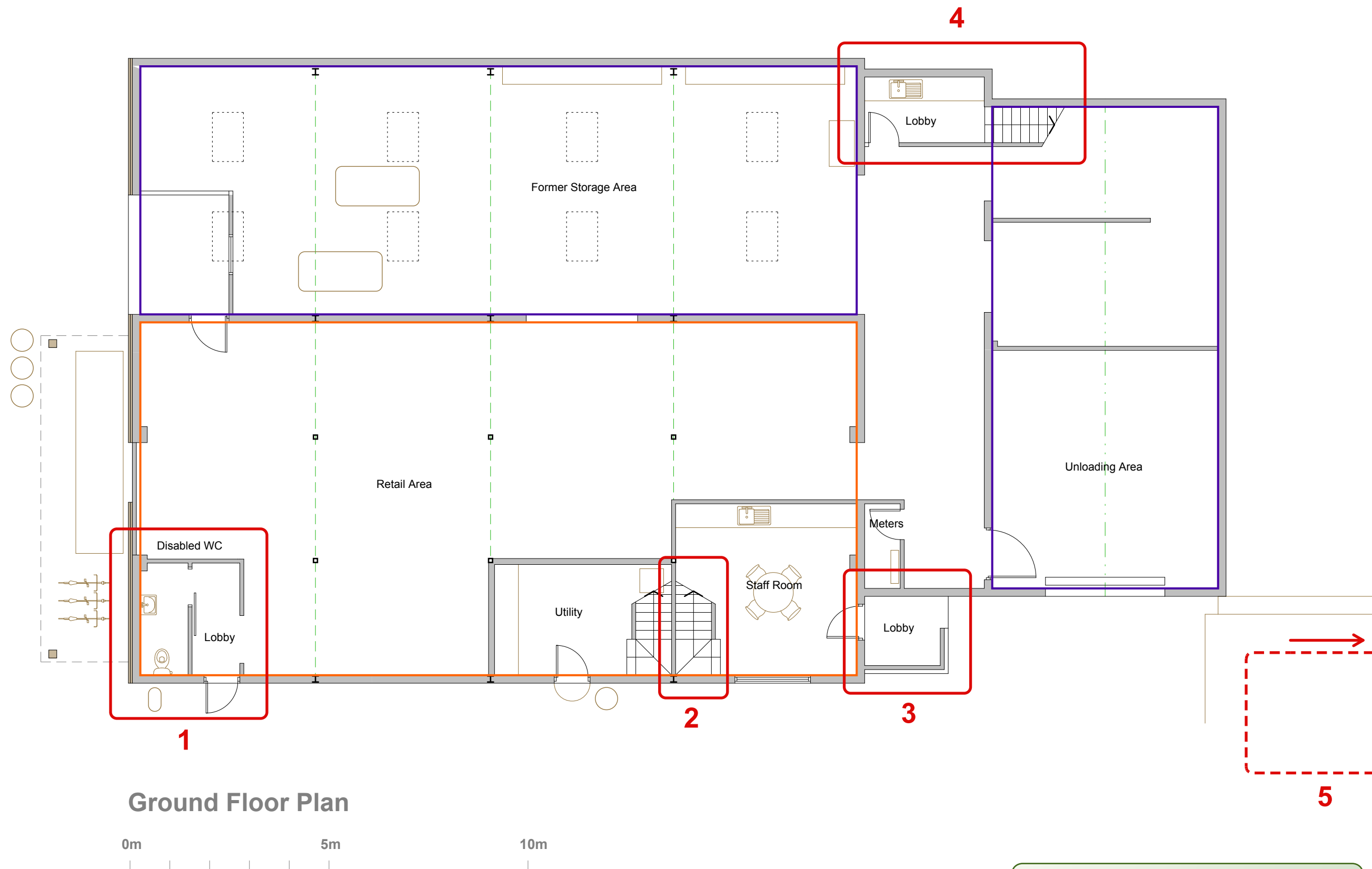
SCALE DATE

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

OFFICE USE / PRE-ISSUE

Key

- 1. Various internal alterations to original A1/B8 spaces since building originally constructed.
- 2. Second internal staircase leading to first floor apartment.
- 3. New external lobby to ground floor staff room.
- 4. Internal staircase to mezzanine office in roof void (see first floor regularisation plan no 1977-P13).
- 5. Timber shed currently used as beauty treatment room to be removed (see site plans 1977-P02 and P08).



Ground Floor Plan

NOTES

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AMENDMENTS

**PLANNING**

Studio St Ives  
4 Gabriel Street  
St Ives  
TR26 2LU  
01736 798427

**MIKE BRADBURY  
DESIGN**

PZ

JOB

**Alterations to Scillonia Building  
Supplies, St Mary's,  
The Isles of Scilly**

for  
**Wright Construction**

TITLE

**Regularisation Plan (GF)**

DRNG. NO. 1977-P12

REVISION

SCALE 1:50@A1 1:100@A3

DATE July 2019

OFFICE USE / PRE-ISSUE

**APPROVED**  
By Lisa Walton at 8:29 pm, Mar 27, 2020