



**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](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/19/077/FUL	<b>Date Application Registered:</b>	18th November 2019
<b>Applicant:</b>	Mr Robert Dorrien-Smith Tresco Estate Tresco Isles Of Scilly TR24 0QQ	<b>Agent:</b>	Mr Nicholas Lowe Llewellyn Harker Lowe Architects Home Farm East Pennard Shepton Mallet BA4 6TT
<b>Site Address:</b>	The New Inn New Grimsby Tresco Isles of Scilly TR24 0QG		
<b>Proposal:</b>	Refurbishment of existing New Inn restaurant wing with additional glazing and pergola along North-West elevation (re-submission of application P/19/054/FUL).		

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: 4091-022 A, dated Sept 2019, date stamped 08/11/2019;**
- **Site Location Plan, Drawing No: 2689-001 A, dated Sept 2019, date stamped 08/11/2019;**
- **Proposed Floor Plan, Drawing No; 4091-020A, dated Sept 2019, date stamped 08/11/2019;**
- **Existing and Proposed Block Plan, Drawing No: 4091-025, Dated Sept 2019, date stamped 08/11/2019.**
- **Site Waste Management Plan, Ref: 4091-NL/man, date stamped 08/11/2019**

**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 only.**

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.

#### **Pre-Use Condition – Submission of Biodiversity Enhancement Measures**

- C5 Prior to the first use of the alterations to the garden wing, including the pergola 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.

#### **Pre-Installation Condition – Submission of Samples/Details of external finishes**

- C6 Prior to installation, the colour finish or treatment of external timber windows and doors 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 Submission Draft Isles of Scilly Local Plan 2015-2030 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) and is payable for each individual request made to the Local Planning Authority.

**Signed**



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 20/01/2020



# 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 Robert Dorrien-Smith

## Please sign and complete this certificate.

This is to certify that decision notice: P/19/077/FUL and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

1. **Development of the approved plans:** Refurbishment of existing New Inn restaurant wing with additional glazing and pergola along North-West elevation (re-submission of application P/19/054/FUL) at: The New Inn New Grimsby Tresco Isles Of Scilly TR24 0QG will commence **on:** (insert date) [Click or tap to enter a 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.

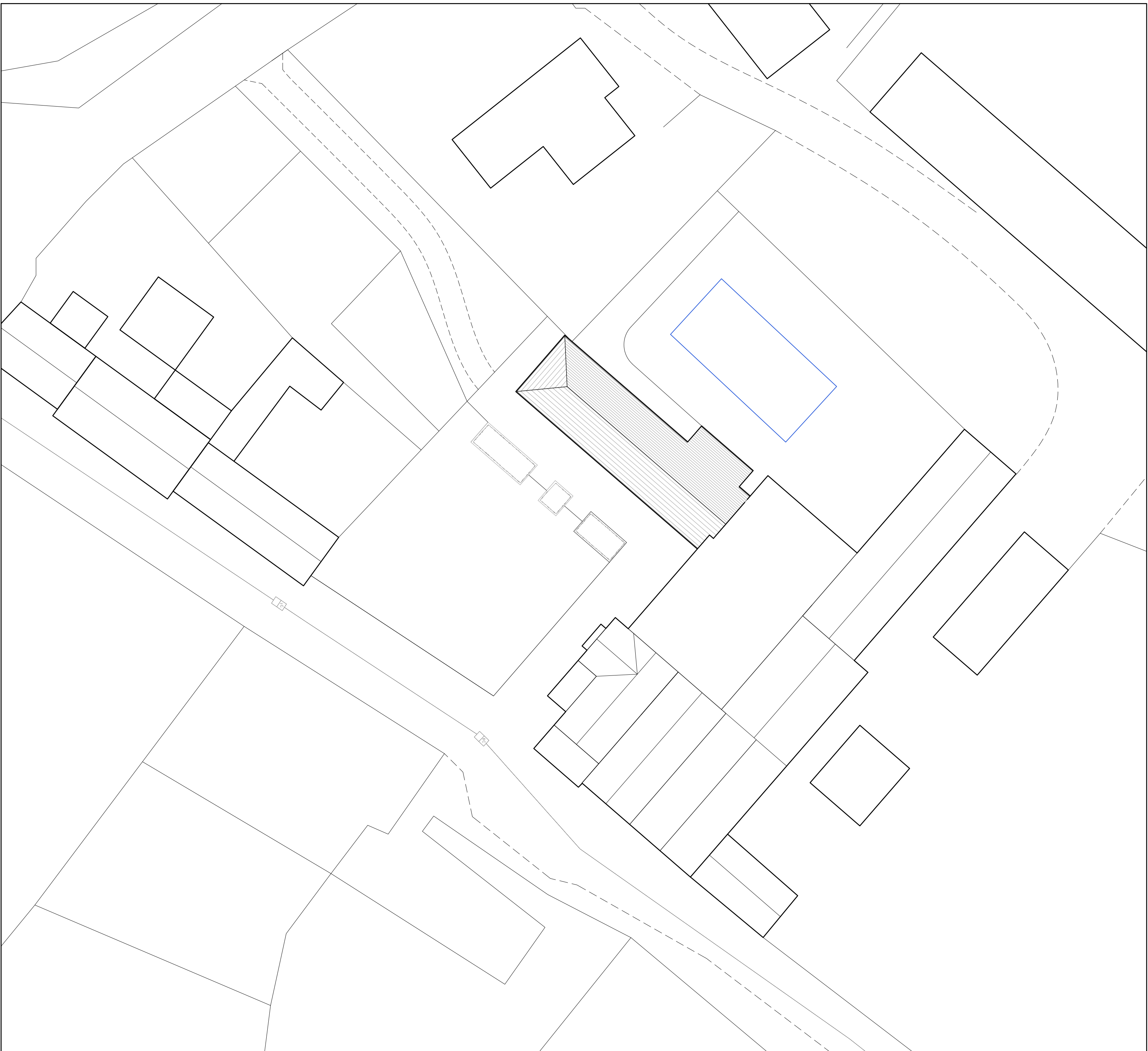
For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge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

### **Pre-Use Condition – Submission of Biodiversity Enhancement Measures**

- C5** Prior to the first use of the alterations to the garden wing, including the pergola 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.

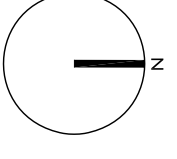
### **Pre-Installation Condition – Submission of Samples/Details of external finishes**

- C6** Prior to installation, the colour finish or treatment of external timber windows and doors 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 10:46 am, Jan 29, 2020

Rev.	DL	23 (0.19)	First Issue
Rev.	CH	Notes	
PROJECT	NEW INN GARDEN WING EXTENSION		
DRAWING	EXISTING AND PROPOSED BLOCK AND ROOF PLANS		
DRAWING No.	4091 - 025		
SCALE	1:50 @ A1 1:100 @ A3		
	DATE: Sept 2019		



# lowe harker jewellyn





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**APPROVED**

**By Craig Dryden at 10:44 am, Jan 29, 2020**

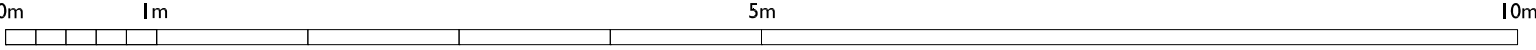
Rev.	SW DK	NL CH	13.09.19 03.09.19	License Number Addition First Issue
PROJECT	4091 - NEW INN GARDEN WING			
DRAWING	SITE LOCATION PLAN			
DRAWING No.	2689 - 001A.			
SCALE	1:1250 @ A4		DATE	Sept 2019



**llewellyn  
harker  
lowe**

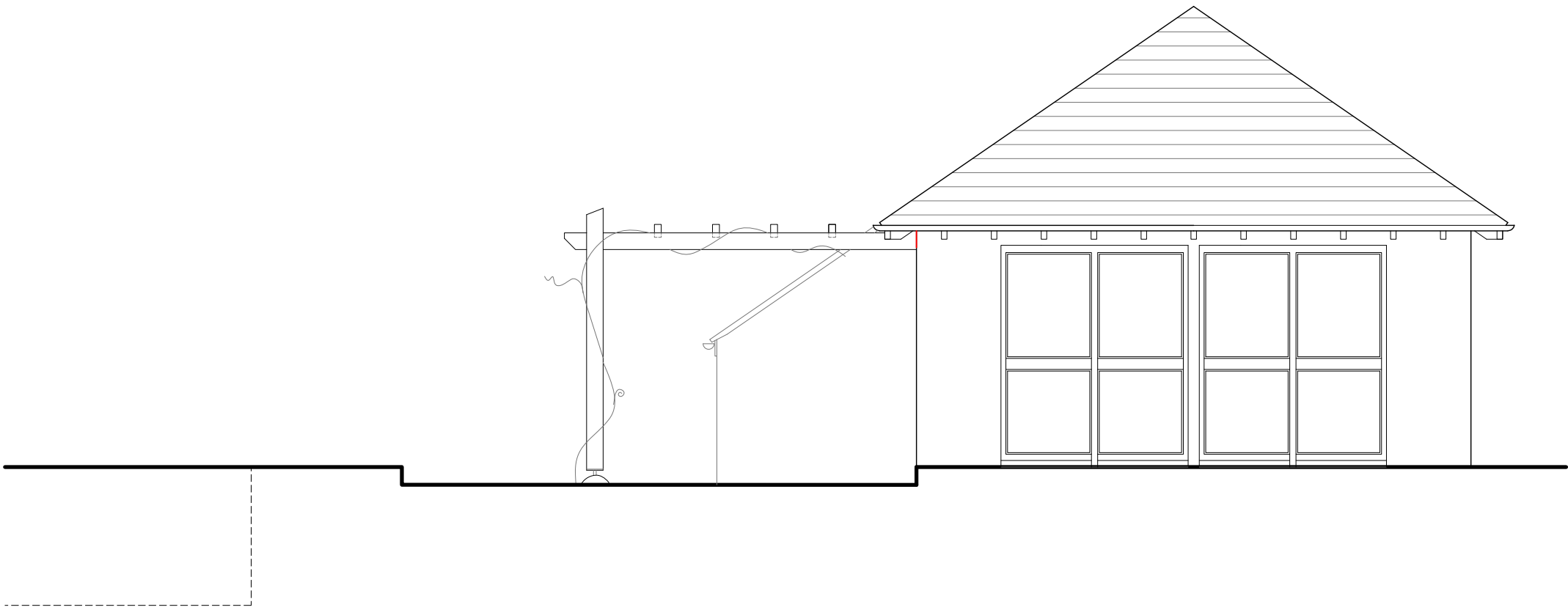
NOTE: NO CHANGES TO NORTHEAST ELEVATION

1:50 @ A1



Proposed North-West Elevation

1:50



Proposed South-West Elevation

1:50

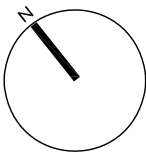


Proposed South-East Elevation

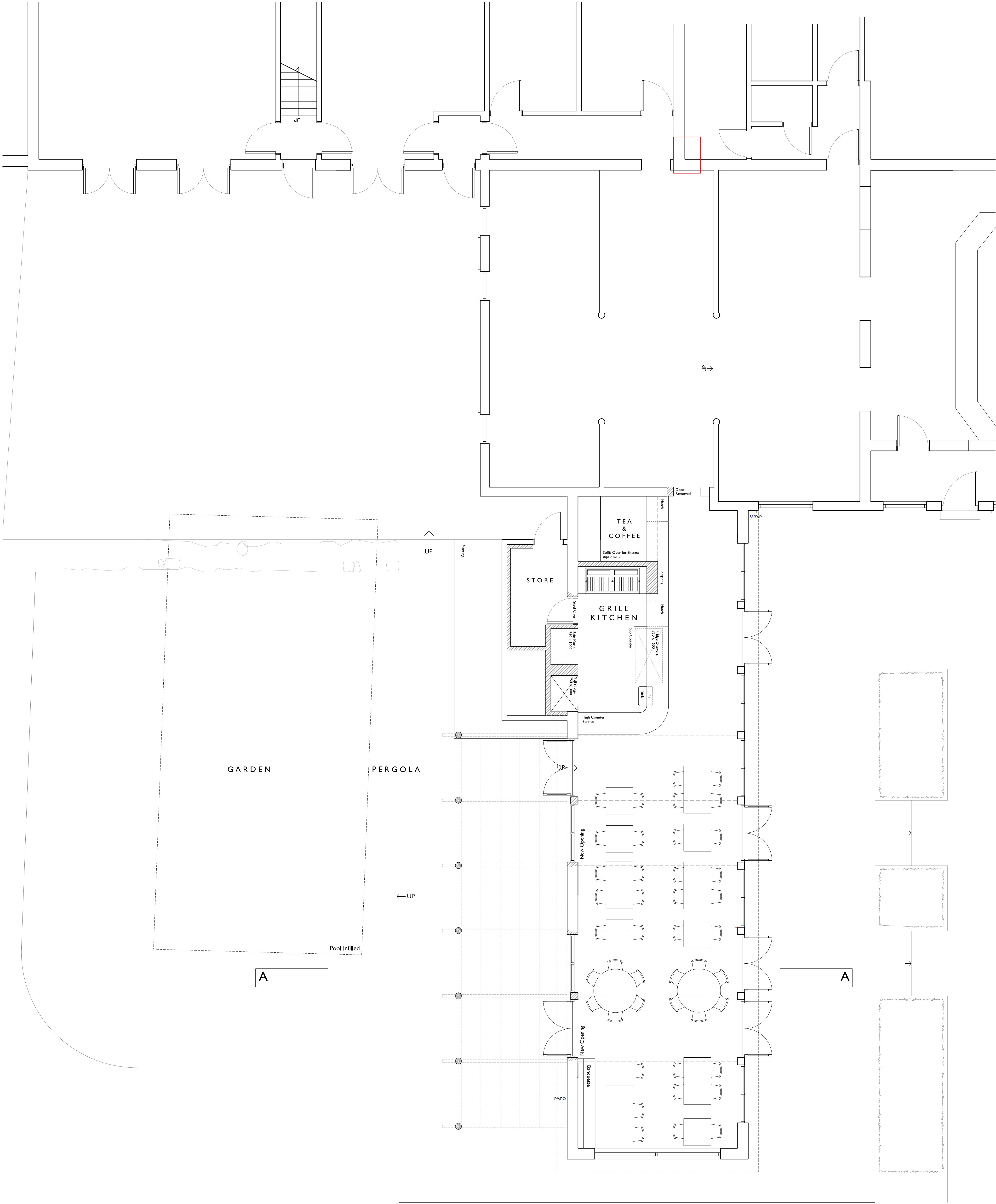
1:50

**APPROVED**  
By Craig Dryden at 10:43 am, Jan 29, 2020

A	NL	-	29.10.19	Revised with no extension
Rev.	DR.	CH.	Date	Notes
PROJECT	NEW INN GARDEN WING RENOVATION			
DRAWING	PROPOSED ELEVATIONS & SECTION			
DRAWING No.	4091 - 022 A.			
SCALE:	1:50/1:25 @ A1 1:100/ 1:50 @ A3			
DATE:	Sept 2019			

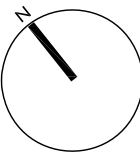


**llewellyn  
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**APPROVED**  
By Craig Dryden at 10:43 am, Jan 29, 2020

A	NL	29.10.19	Planning		
-	SW	19.08.19	First Issue		
Rev.	DR.	NL	CH.	Date	Notes
PROJECT					
NEW INN GARDEN WING					
GRILL KITCHEN					
DRAWING					
PROPOSED FLOOR PLAN					
DRAWING No.					
4091 - 020 A.					
SCALE					
1:50 @ A1					
1:100 @ A3					
DATE					
Sept 2019					



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**APPROVED**

*By Craig Dryden at 10:46 am, Jan 29, 2020*

4091/NL/man

16<sup>th</sup> 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