



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Please Ask For: Lisa Walton
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My Ref: P/19/077/FUL

Your Ref:

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

27th December 2019

Dear Sir/Madam

Location: The New Inn, New Grimsby
Proposal: Refurbishment of existing New Inn restaurant wing with additional glazing and pergola along North-West elevation (re-submission of application P/19/054/FUL).
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.

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.**

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.

- 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.

- 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 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