



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department  
Town Hall, The Parade St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

Please ask for: Lisa Walton

Our Ref: P/19/086/FUL

Mr R Flynn  
Dualchas Architects  
Fas Building  
Sabhal Mor Ostaig  
Sleat  
Isles of Skye  
IV44 8RQ

19th May 2020

Dear Rory,

## Re: Post Submission Planning Performance Agreement (PPA)

### PLANNING REFERENCE DEVELOPMENT PROPOSED:

P/19/086/FUL

Alteration and extension of the main house to provide two-bedroom house. Renovation and extension of the Cottage to improve ancillary accommodation. Create new workshop/studio to replace existing shed.

### LOCATION:

Bank Cottage, South'ard, Bryher, Isles of Scilly,  
TR23 0PR.

The Council of the Isles of Scilly has adopted a development management approach to the facilitation of development proposals. In doing so it has accepted that dealing with some planning applications within the statutory timescales is not always possible given the sensitive environmental conditions. In this case the application requires further assessment with respect to the impact upon protected species, through 2 further bat emergence surveys, as identified in the Preliminary Ecological Assessment. I understand these are scheduled to take place in late May 2020.

To assist in the determination of the planning application within a reasonable timescale we would request that you now agree to sign up to a further Extension of Time (EoT) with the Local Planning Authority (LPA). This would allow us to continue keep the application open and issue the decision beyond the original 8-week deadline of **5<sup>th</sup> February 2020** (and the existing EoT agreement that would take the determination date up to the 31<sup>st</sup> May 2020). This would be at nil cost to either you or your client but would enable the Council to keep the case open whilst maintaining a dialogue with you.

If the applicant is agreeable to the EoT then I would request that the attached document is signed and returned the LPA at the Council of the Isles of Scilly, at the above

address, or preferably by email to [lisa.walton@scilly.gov.uk](mailto:lisa.walton@scilly.gov.uk). By agreeing to an EoT with the LPA you can expect the following:

- Further meetings with the case officer (where necessary) to resolve any outstanding planning matters; and
- A revised target date with a commitment to an ongoing review; and
- A commitment from the Council to issue the planning permission within the agreed timescale.

Please contact me should you wish to discuss this further and we look forward to receiving the signed EoT. We would recommend that you keep a copy of this for your records.

Yours Sincerely



Lisa Walton

**Senior Officer: Planning and Development Management**

**LPA Planning Reference:** P/19/086/FUL

**Site Address:** Bank Cottage, South'ard, Bryher, Isles Of Scilly, TR23 0PR

## **The Planning Performance Agreement**

Please return to:

**Planning Department**  
Council of the Isles of Scilly  
Town Hall  
St Mary's  
Isles of Scilly  
TR21 0LW

Email:

[Lisa.walton@scilly.gov.uk](mailto:Lisa.walton@scilly.gov.uk)

This Extension of Time (EoT) agreement is entered into by the applicants and the Local Planning Authority to ensure that the outstanding matters regarding the planning application can be successfully resolved and a decision reached.

In return for signing this EoT we understand that there will be:

- Further meetings with the case officer (where necessary) to resolve any outstanding planning matters; and
- A revised target date with a commitment to an ongoing review; and
- A commitment from the Council to issue the planning permission within the agreed timescale.

There is no additional fee required for this service and it does not prejudice the applicant's ability to appeal non-determination should this become appropriate.

Whilst the LPA will endeavour to resolve all planning issues with your case nothing in this PPA shall restrict the Council of the Isles of Scilly properly exercising its role as the Local Planning Authority. Similarly, nothing in this EoT fetters the Council's statutory powers to grant or refuse planning permission.

Target Date for Issuing a Decision unless otherwise agreed: **30 June 2020**

**To be filled out following agreement by both parties**

Signed on behalf of the **LPA** on Date: 19<sup>th</sup> May 2020

Print Name: Lisa Walton

Signed:



Signed and dated on behalf of the **APPLICANT** on:

Print Name:

Signed: