



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Please Ask For: Lisa Walton
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My Ref: P/20/026/HH

27th July 2020

Dear Paul,

Notice of intention to impose pre-commencement conditions under the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018.

Location: Trevean, Higher Town St Martin's
Proposal: Raise existing roof and recover with natural slate, alterations to fenestration including new window, re-sizing of windows and replacement of UPVC windows with grey painted timber windows
Applicant: Mrs Maureen Bayetto

The Council is minded to approve the above application, subject to the imposition of the following conditions. Please do note those identified as pre-commencement:

- C1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- C2** The development hereby permitted shall be carried out in accordance with the approved details only including:
 - Plan 1 Location Plan
 - Plan 2 Block Plan
 - Plan 3 Proposed Plans and Elevations, Drawing Number: TV-RRD-2a
 - Plan 4 Site Waste Management Plan
 - Plan 5 Bat Presence/Absence Survey (timing of works)These are stamped as APPROVED
- 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 any 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.
- C4** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwelling, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further

application.

- C5 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.

PRE-COMMENCEMENT

- C6 Prior to the commencement of the development, hereby approved, details of a replacement roosting site should be submitted to and approved in writing by the Local Planning Authority. This should comprise a bat box using the Kent Bat Box design which would be sited on an elm tree which is located approximately 5m to the east of the current roost just in front of the house. The installation of the box should be supervised by a Licensed Bat Worker to ensure that the aspect and height replicate the character of the existing roost as closely as possible. Provision of this feature would ensure continuity of roosting habitat and should be permanently retained as approved thereafter.
- C7 No development on the roof (or any part of the building where bats have been found) shall take place until a European Protected Species License (EPSL) has been obtained from Natural England. The applicant shall provide the Local Planning Authority with copies of all relevant documentation and the results of any required further survey work as applicable. Works to be completed in strict compliance with the terms of any licence issued by Natural England. The Local Planning Authority shall be provided with a copy of all relevant bat mitigation provision and the results of any required post-development monitoring as applicable. All bat survey records arising from this project to be provided to the relevant Biological Recording Centre which for the Isles of Scilly is at Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS).

PRE-COMMENCEMENT

- C8 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 energy reduction measures. The sustainable design scheme shall be implemented in strict accordance with the details as agreed and be retained as such thereafter.

If you agree with the conditions we can issue the grant of approval as soon as we receive your written agreement. 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