



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

Town Hall, 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

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/20/048/FUL</b>	<b>Date Application Registered:</b>	<b>8th July 2020</b>
<b>Applicant:</b>	<b>Mr Andrew Selleck Polhilsa Business Park Stoke Climsland Callington Cornwall PL17 8PP</b>	<b>Agent:</b>	<b>Mr Sam Mayou Courtleigh House 74-75 Lemon Street Truro Cornwall TR1 2PN</b>

**Site address:** Men-a-vaur Church Road Hugh Town St Mary's Isles Of Scilly  
**Proposal:** Construction of a new accessible dwelling for holiday letting purposes.

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:**

- **Site Location and Block Plan, Drawing number 2792-3-00 REV A;**
- **Proposed Site Plan, Drawing number 2792-3-01 REV B;**
- **Indicative Landscaping Plan, Drawing number 2792-3-02;**
- **Propose Elevations, Drawing number 2792-3-20 REV A;**
- **Proposed First Floor Plan, Drawing number 2792-3-11, REV A;**
- **Proposed Ground Floor Plan, Drawing number 2792-3-10, REV A;**
- **Preliminary Ecological Appraisal Ecological Services Ltd, November 2019 (Mitigation and Timing)**

**These are signed and stamped as APPROVED.**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Areas, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and Policy OE1 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

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

**C4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, as amended (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.**

Reason: To protect neighbouring properties from an undue level of overlooking in the interests of preventing harm to neighbouring amenity.

**C5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, as amended, (or any order revoking and re-enacting those Orders with or without modification), other than the windows shown on the approved plans, no additional windows shall be installed at or above the first floor level, including rooflights.**

Reason: To protect neighbouring properties from an undue level of overlooking in the interests of preventing harm to neighbouring amenity.

**C6 Prior to the first use of the dwelling, hereby approved, the biodiversity enhancement measures set out in the Preliminary Ecological Appraisal, shall be installed as approved and retained as such thereafter.**

Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

**C7 Prior to installation, samples of all external materials to be used in the external finishing of the walls and roofs of the development, hereby approved, shall be submitted to and approved in writing by, the Local Planning Authority. The development shall not be constructed other than with the approved materials and shall be retained as such thereafter.**

Reason: 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 and Policy SS2 and OE7(5) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

**C8 The accessible holiday let dwelling, hereby approved, shall not be used otherwise than for the provision of short let holiday accommodation. The dwelling shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year, in accordance with the General Data Protection Regulations. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**

Reason: To ensure that the development is occupied as holiday accommodation thereby according with Policy 4 of the Isles of Scilly Local Plan 2005 and Policy WC5 of the Submission Draft Isles of Scilly Local Plan (2015-2030) and promoting the local economy.

**C9 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-COMMENCEMENT CONDITION: Water Consumption Standard**

**C10 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, to minimise additional demands of water consumption as a result of the development. This should include a water consumption standard of no more than 110 litres per person, per day, and how this will be maintained. The**

**development shall be carried out in accordance with the approved scheme and shall be adhered to 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 minimise the impact of the development on the islands carbon footprint and reduce energy and water demands in accordance with Policy 2 of the adopted Local Plan (2005) and Policies SS1(b) and SS2(k) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

#### **PRE-COMMENCEMENT CONDITION: Sewage Discharge Minimisation Plan**

**C11 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, to effectively manage the discharge to the public sewage system at peak times. The development shall be carried out in accordance with the approved scheme and shall be adhered to thereafter.**

Reason: This is a pre-commencement condition that requires detailed information to be submitted that did not form part of the original submission and is required to ensure that the development can effectively manage the sewage discharge to ensure it does not exacerbate the capacity of the public sewerage network, in accordance with Policy 2 of the adopted Local Plan (2005) and Policies SS1(b) and SS6(1) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

#### **PRE-COMMENCEMENT CONDITION: Submission of Landscaping Plan**

**C12 No development shall take place until a detailed landscaping scheme, showing both hard and soft landscaping proposals, has been submitted to and approved in writing by the Local Planning Authority. This shall specifically include the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations. It shall also include any provision of screen walls or fences, any mounding of earth, any creation of areas of hardstanding, pathways, etc., and areas to be seeded with grass. The scheme shall be carried out in accordance with the approved drawings following the completion of the development and not later than the expiry of the next planting season following completion, or within such other time as may be approved with the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.**

Reason: This is a pre-commencement condition that requires detailed information to be submitted that did not form part of the original submission and is required to ensure landscaping is acceptable in the interests of maintaining a good level of biodiversity at this site and in relation to the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005 and Policy OE2 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

#### **PRE-COMMENCEMENT CONDITION: Construction Management Plan/Method Statement**

**C13 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The plan shall include access to the site for construction vehicles, including delivery of materials. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:**

- 1. Timing of the phases of the project;**
- 2. The parking of vehicles of site operatives;**
- 3. Loading and unloading of plant and materials;**
- 4. Storage of plant and materials used in constructing the development;**
- 5. Wheel washing facilities;**
- 6. Measures to control the emission of dust and dirt during construction;**
- 7. A scheme for reducing/re-using/recycling/disposing of waste resulting from demolition and construction works;**
- 8. A construction exclusion zone to the southern edge of the site;**
- 9. Covered trenching and capped pipework;**
- 10. Artificial lighting strategy.**

**The granting of planning permission does not convey a right to use third party land and any separate landowners' consent must be obtained to use any land outside the application site boundary. On completion of the development any contractors compound, temporary access**

**and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.**

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 the Islands natural environment designation and to ensure that the construction of the development is adequately controlled and to protect the amenities of the area and essential infrastructure in accordance with Policies 1, 2 and 6 of the adopted Isles of Scilly Local Plan 2005 and Policy SS2 and OE2 of Publication Draft Isles of Scilly Local Plan 2015-2030.

### **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 this is payable for each individual request made to the Local Planning Authority.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially, during tree removal, when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

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:** 16<sup>th</sup> October 2020



# COUNCIL OF THE ISLES OF SCILLY

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

☎0300 1234 105

✉planning@scilly.gov.uk

Dear Mr Andrew Selleck,

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/048/FUL and the accompanying conditions have been read and understood by the applicant: Mr Andrew Selleck.

- 1. Development of the approved plans:** Construction of a new accessible dwelling for holiday letting purposes **at:** Men-a-vaur Church Road Hugh Town St Mary's Isles Of Scilly **on:** (insert 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:**

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 Conditions

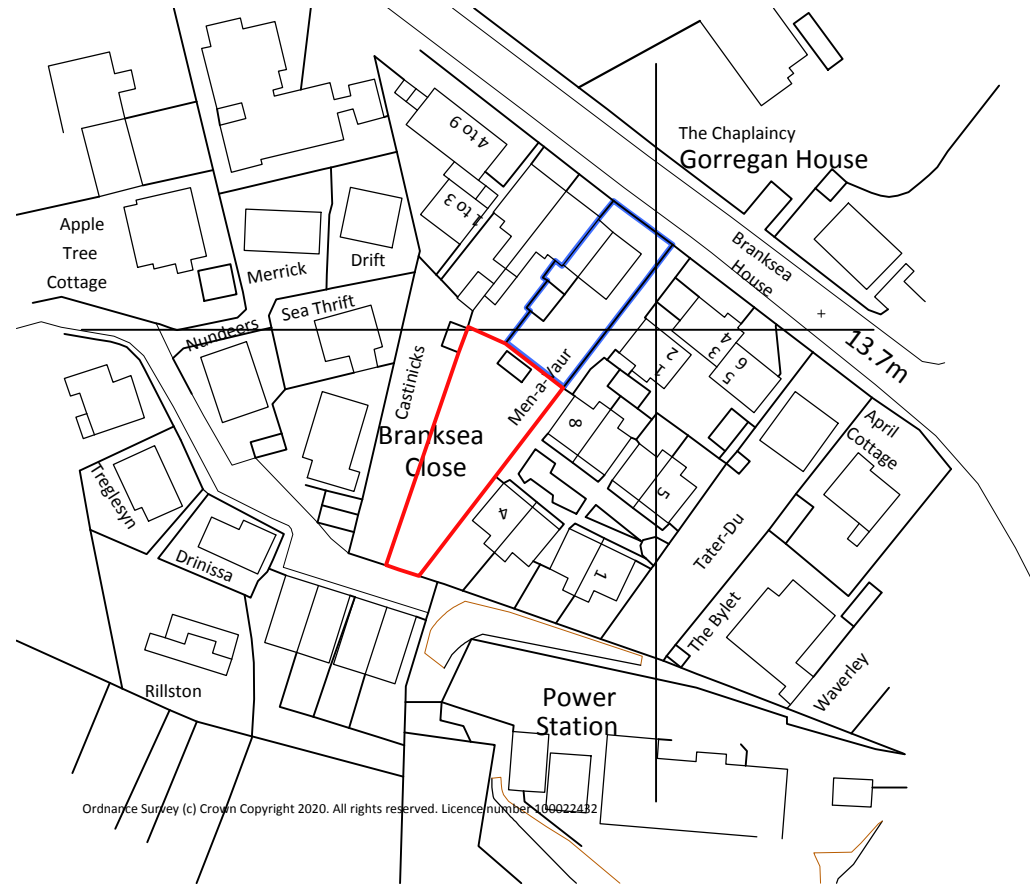
- C10 No development shall take place until a written scheme has been submitted to, and approved in writing by, the Local Planning Authority, to minimise additional demands of water consumption as a result of the development. This should include a water consumption standard of no more than 110 litres per person, per day, and how this will be maintained. The development shall be carried out in accordance with the approved scheme and shall be adhered to thereafter.
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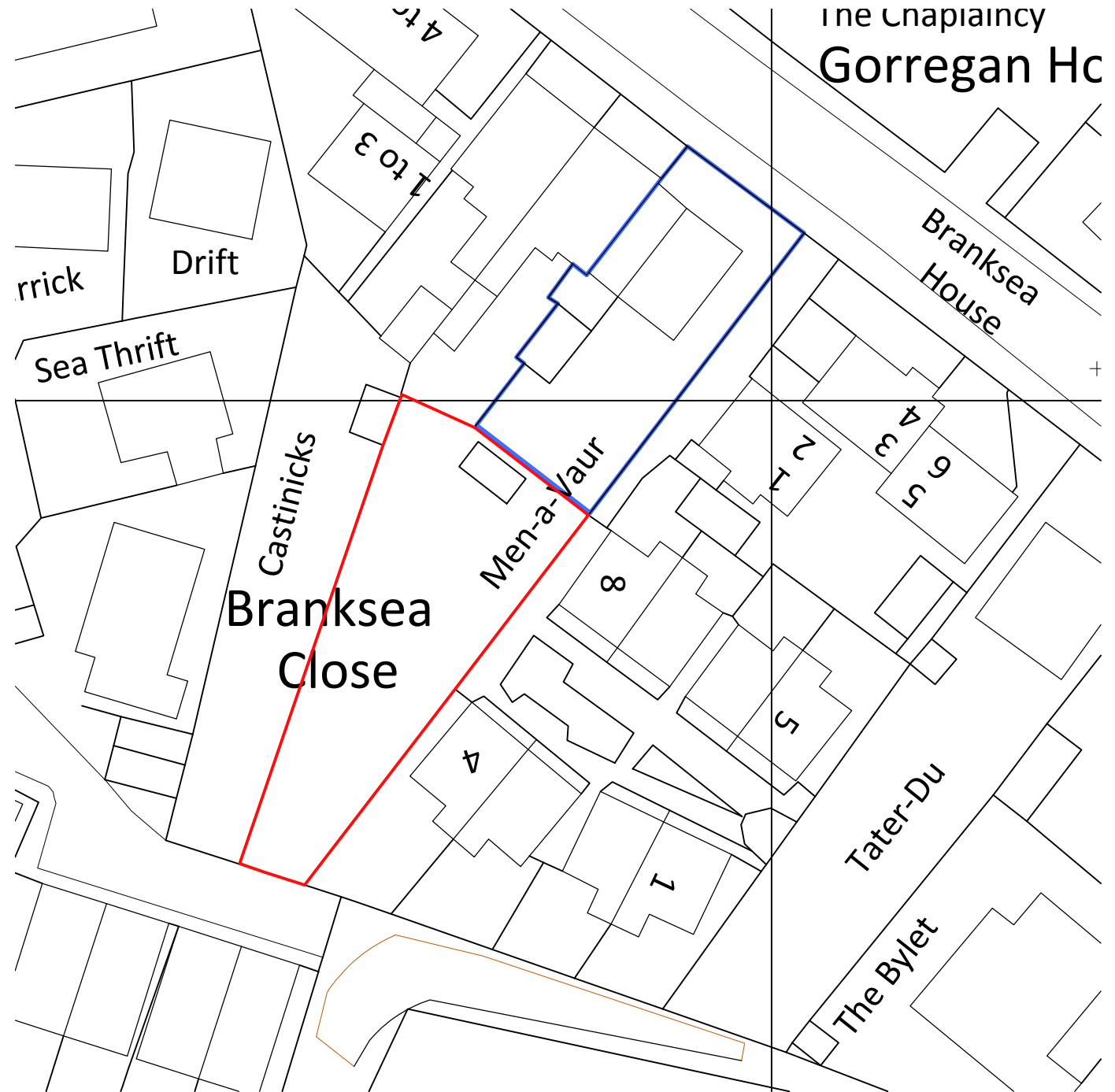
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2. The parking of vehicles of site operatives;
3. Loading and unloading of plant and materials;
4. Storage of plant and materials used in constructing the development;
5. Wheel washing facilities;
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01 Site Location Plan

REF 2792-3-00  
SCALE 1:1250



02 Site Block Plan

REF 2792-3-00  
SCALE 1:500

**APPROVED**  
By Lisa Walton at 5:34 pm, Oct 16, 2020

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TITLE  
PROPOSED HOLIDAY LET ON LAND ADJACENT TO MEN-A-VAUR,  
CHURCH ROAD, ST MARYS. ISLES OF SCILLY. TR21 0NA.  
CLIENT  
ANDREW SELLECK  
DETAIL  
AS EXISTING  
SITE LOCATION & BLOCK PLAN

AUTHOR  
CC  
DATE  
06/20  
SCALE  
1:1250/500 @ A3  
CHECKED  
SM

REV	DESCRIPTION	DATE	CC
A	SITE LOCATION PLAN EXTENDED	07/20	CC

**CAD ARCHITECTS**

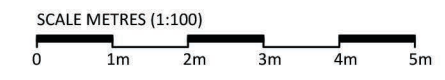
CAD ARCHITECTS LTD COURTLEIGH HOUSE, 74-75 LEMON STREET, TRURO, CORNWALL, TR1 2PN  
CALL: 01872 630 040 MAIL: studio@cadarchitects.co.uk WEB: www.cadarchitects.co.uk

STATUS  
**PLANNING**  
DRAWING No.  
2792-3-00

**RIBA**  
Chartered Practice

REVISION  
**A**

**APPROVED**  
By Lisa Walton at 5:35 pm, Oct 16, 2020



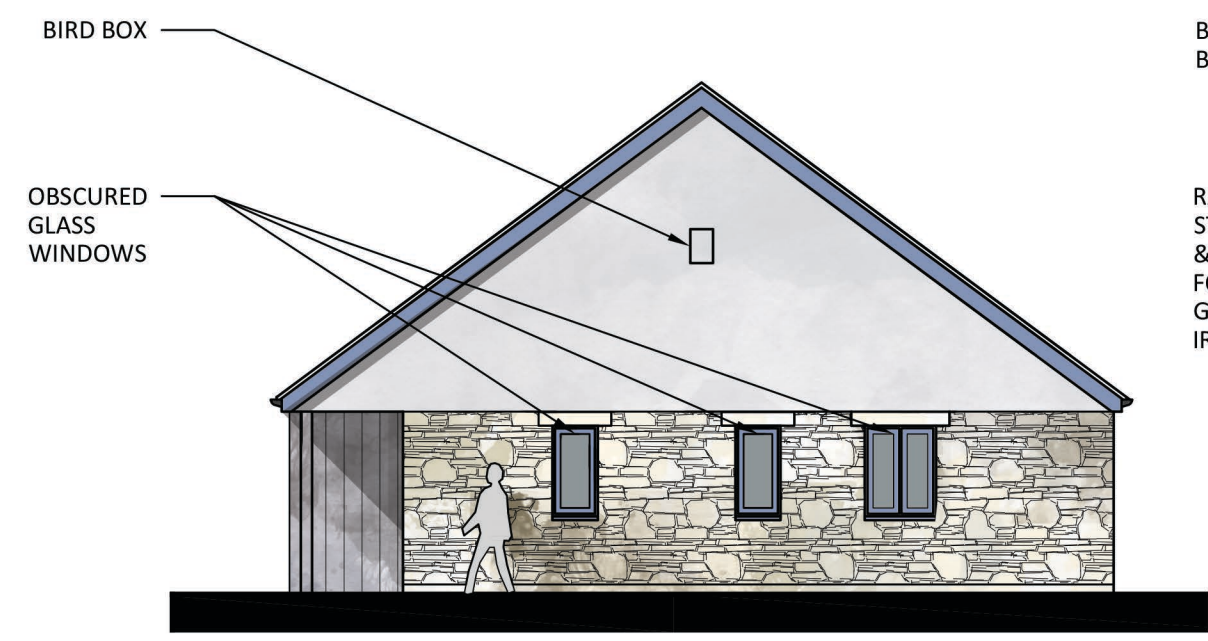
**01 SOUTH WEST ELEVATION**

REF 2792-3-20  
SCALE 1:100



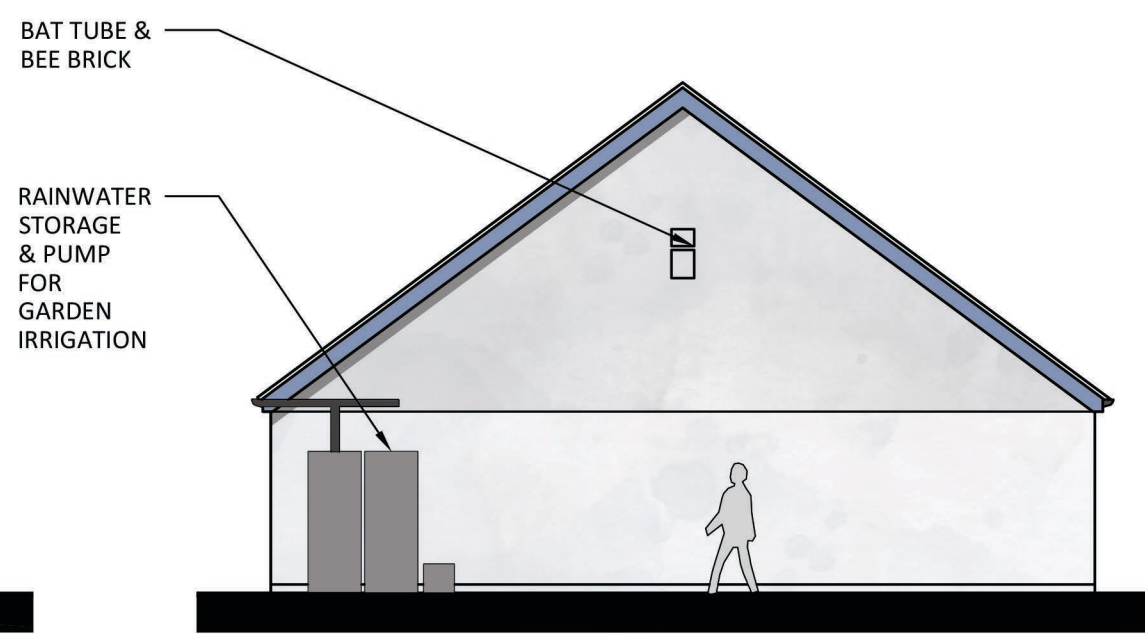
**02 NORTH EAST ELEVATION**

REF 2792-3-20  
SCALE 1:100



**03 SOUTH EAST ELEVATION**

REF 2792-3-20  
SCALE 1:100



**04 NORTH WEST ELEVATION**

REF 2792-3-20  
SCALE 1:100

- PROPOSED MATERIALS:**
- PAINTED ROUGHCAST RENDER
  - STAINED ROUGH SAWN TIMBER BOARDING
  - NATURAL STONE CLAD BLOCKWORK
  - NATURAL SLATE ROOF FINISHES
  - TIMBER OR ALUMINIUM WINDOWS & DOORS
  - ALUMINIUM RAINWATER GOODS
  - PAINTED TIMBER FASCIA & BARGE BOARDS



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TITLE  
PROPOSED HOLIDAY LET ON LAND ADJACENT TO MEN-A-VAUR,  
CHURCH ROAD, ST MARYS. ISLES OF SCILLY. TR21 0NA.  
CLIENT  
ANDREW SELLECK  
DETAIL  
AS PROPOSED  
ELEVATIONS

AUTHOR  
CC/FC  
DATE  
06/20  
SCALE  
1:100 @ A3  
CHECKED  
SM

A	CHANGES TO WINDOW POSITIONS	06/20	FC
REV	DESCRIPTION	DATE	INS

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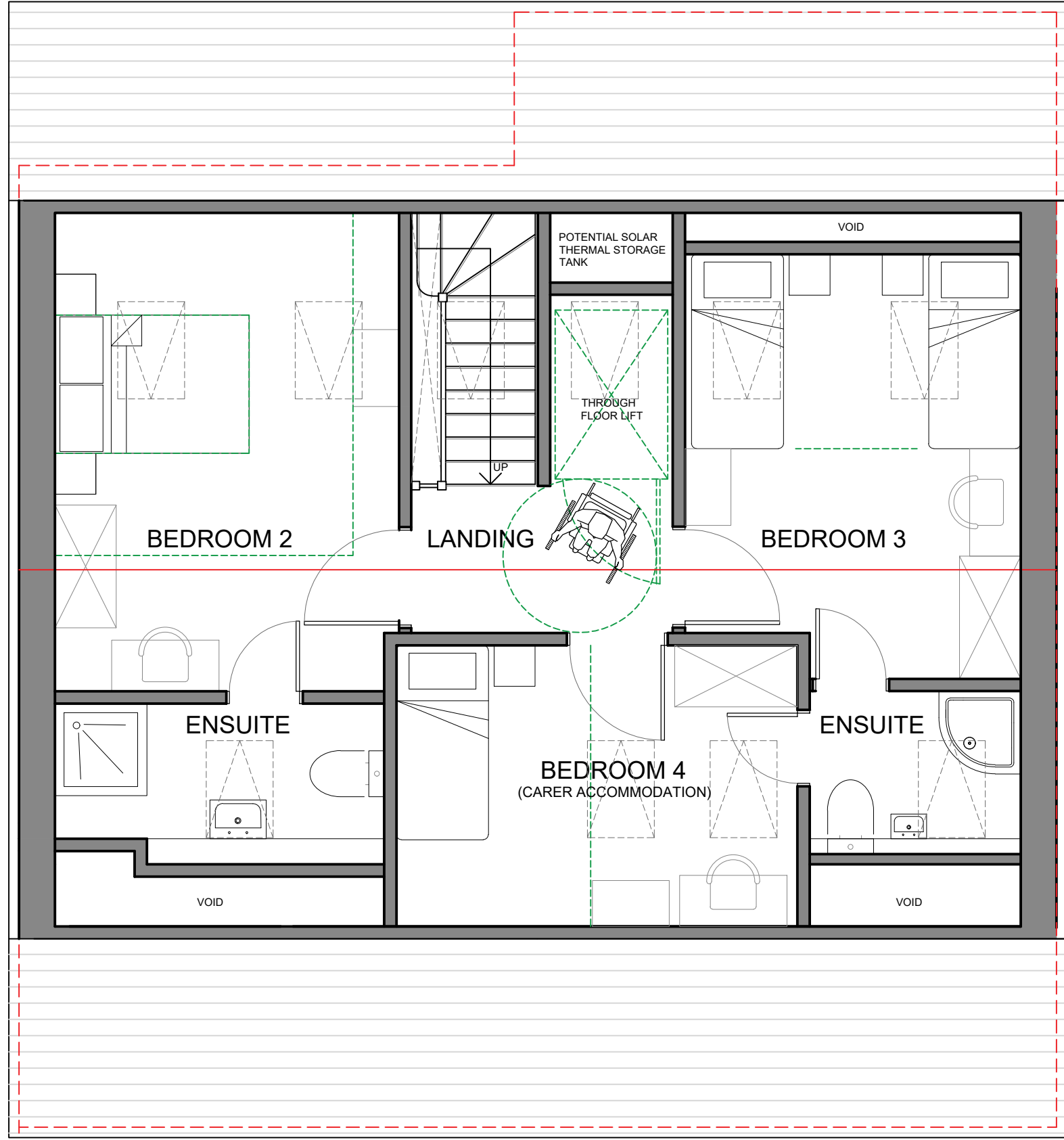
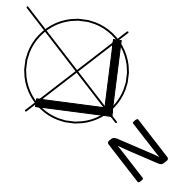
**RIBA** Chartered Practice

STATUS <b>PLANNING</b>	DRAWING No. 2792-3-20	REVISION A
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SCALE METRES (1:50)  
 0 0.5m 1m 1.5m 2m 2.5m

**APPROVED**  
 By Lisa Walton at 5:36 pm, Oct 16, 2020



- CHECKLIST:**
- ✓ MINIMUM HALL WIDTH INCLUDING TURNING AREA FOR WHEELCHAIR
  - ✓ MINIMUM DOOR WIDTHS FOR ACCESS TO BEDROOMS
  - ✓ LIFT PROVISION
  - ✓ BEDROOMS 'ACCESSIBLE' FOR WHEELCHAIR USERS WITH CLEAR ACCESS ZONES AROUND BEDS
  - ✓ MINIMUM SPACE REQUIREMENTS FOR DOUBLE, TWIN AND SINGLE BEDROOMS
  - ✓ BEDROOMS TO ACCOMMODATE REQUIRED BEDROOM FURNITURE SCHEDULE INCLUDING WARDROBE, CHEST OF DRAWERS, BEDSIDE TABLES, DESK & CHAIR

**01 FIRST FLOOR PLAN**

REF 2792-3-11  
 SCALE 1:50

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TITLE  
**PROPOSED HOLIDAY LET ON LAND ADJACENT TO MEN-A-VAUR, CHURCH ROAD, ST MARYS. ISLES OF SCILLY. TR21 0NA.**

CLIENT  
**ANDREW SELLECK**

DETAIL  
**AS PROPOSED FIRST FLOOR PLAN**

AUTHOR  
**CC**

DATE  
**06/20**

SCALE  
**1:50 @ A3**

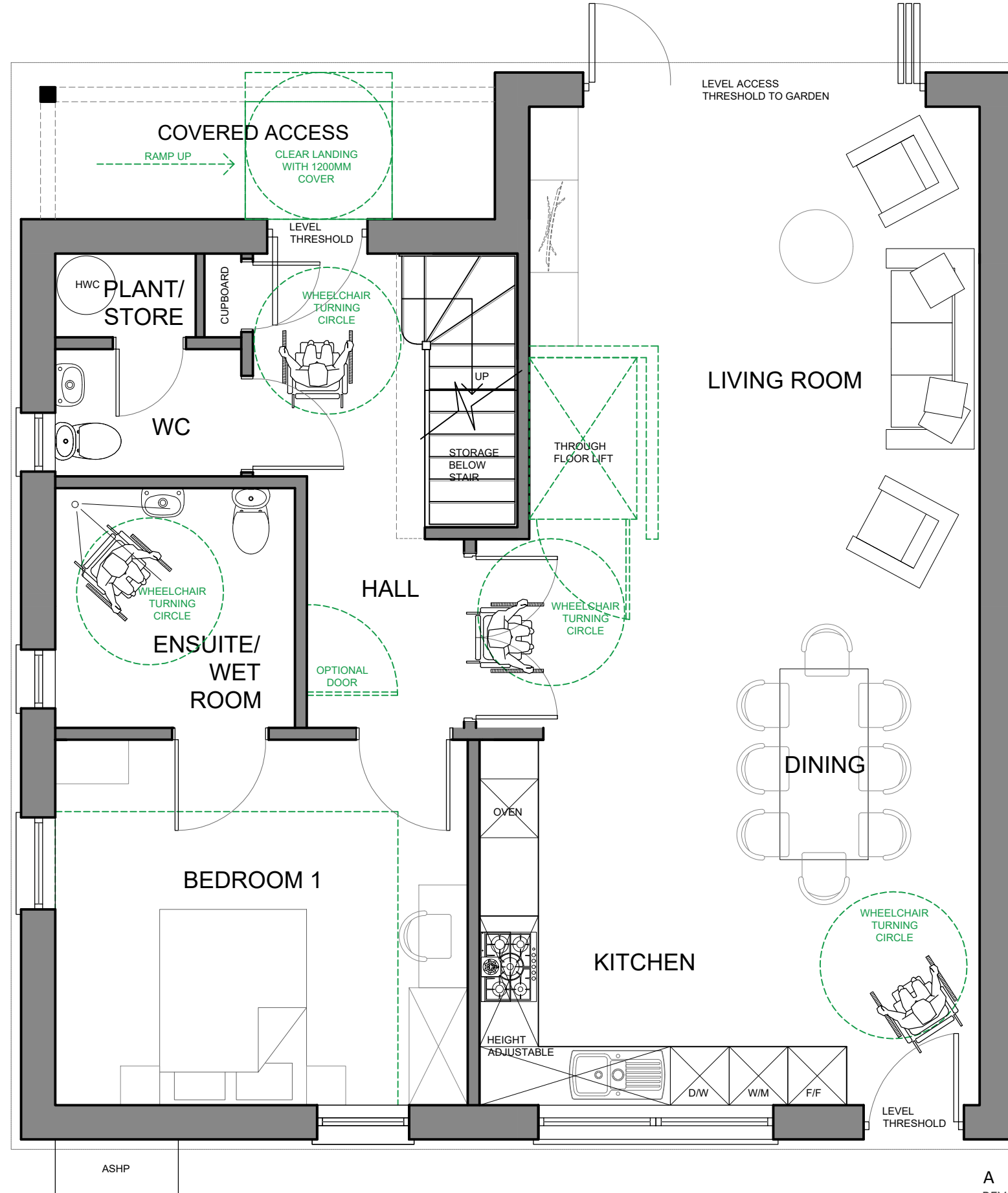
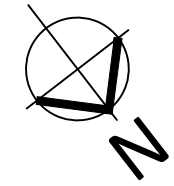
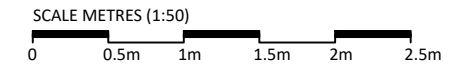
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**SM**

A REV	CHANGES TO WINDOW POSITIONS DESCRIPTION	06/20 DATE	FC INS

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**RIBA**  
 Chartered Practice

STATUS	DRAWING No.	REVISION
<b>PLANNING</b>	<b>2792-3-11</b>	<b>A</b>



- CHECKLIST:**
- ✓ WHEELCHAIR USER PRINCIPAL BEDROOM TO BRITISH STANDARDS M4(3)
  - ✓ LIFT PROVISION
  - ✓ LEVEL/RAMPED ACCESS APPROACH TO DWELLING & LEVEL THRESHOLD TO ENTRANCE DOOR
  - ✓ LEVEL THRESHOLD ACCESS TO GARDEN
  - ✓ COVERED AREA OVER ENTRANCE DOOR
  - ✓ TURNING AREA INSIDE ENTRANCE DOOR
  - ✓ MINIMUM CORRIDOR AND DOOR WIDTHS
  - ✓ HOIST PROVISION TO PRINCIPAL BEDROOM
  - ✓ WHEELCHAIR ACCESSIBLE WET ROOM
  - ✓ SEPARATE WC/CLOAKROOM
  - ✓ HEIGHT ADJUSTABLE KITCHEN AND FIXTURES

**APPROVED**  
By Lisa Walton at 5:36 pm, Oct 16, 2020

**01 GROUND FLOOR PLAN**

REF 2792-3-10  
SCALE 1:50

ASHP

REV	DESCRIPTION	DATE	INS
A	CHANGES TO WINDOW POSITIONS	06/20	FC

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CLIENT  
**ANDREW SELLECK**  
DETAIL  
**AS PROPOSED GROUND FLOOR PLAN**

AUTHOR  
**CC**  
DATE  
**06/20**  
SCALE  
**1:50 @ A3**  
CHECKED  
**SM**

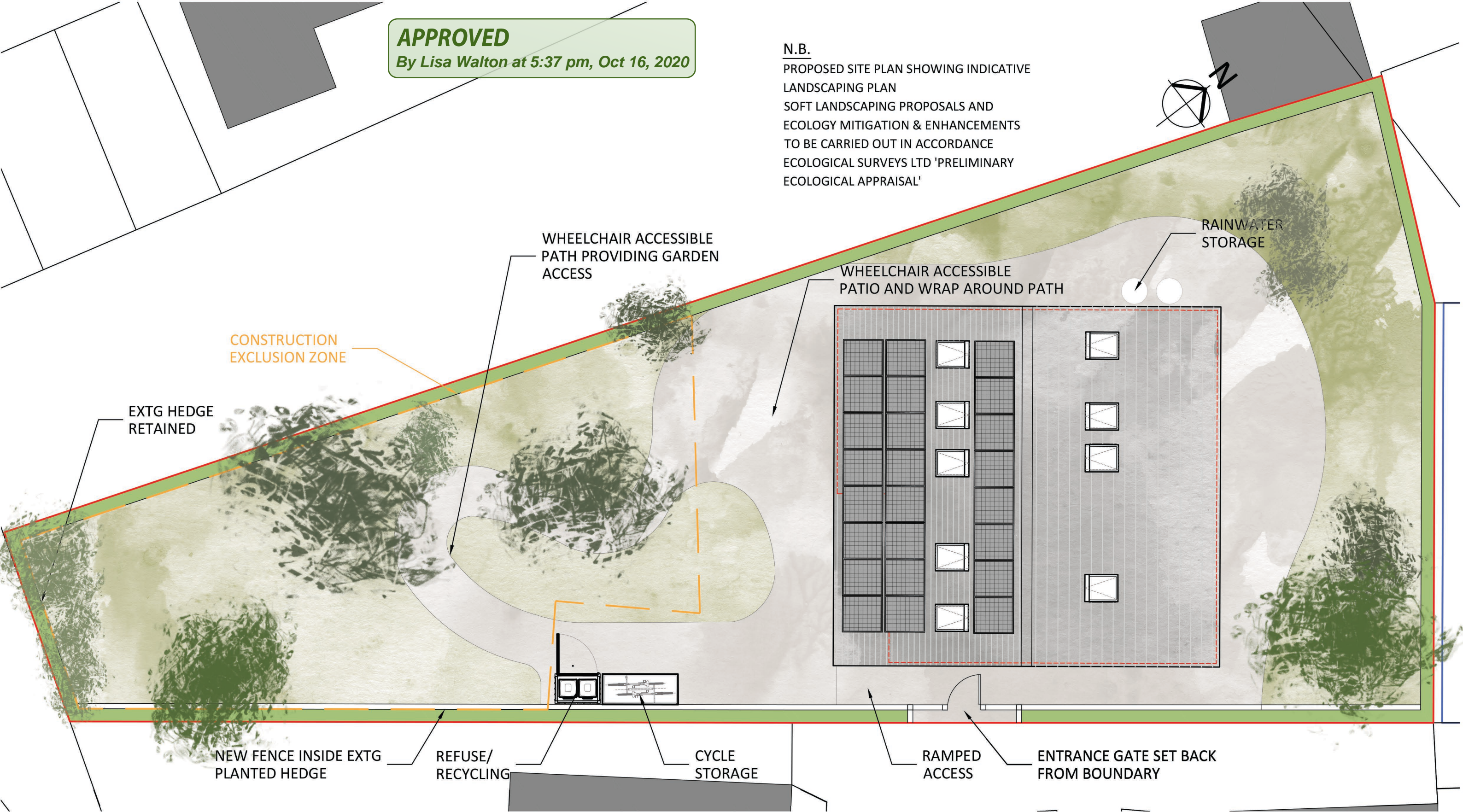
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STATUS <b>PLANNING</b>	DRAWING No. <b>2792-3-10</b>	REVISION <b>A</b>
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**APPROVED**  
By Lisa Walton at 5:37 pm, Oct 16, 2020

**N.B.**  
PROPOSED SITE PLAN SHOWING INDICATIVE  
LANDSCAPING PLAN  
SOFT LANDSCAPING PROPOSALS AND  
ECOLOGY MITIGATION & ENHANCEMENTS  
TO BE CARRIED OUT IN ACCORDANCE  
ECOLOGICAL SURVEYS LTD 'PRELIMINARY  
ECOLOGICAL APPRAISAL'



01 Indicative Landscaping Plan

REF 2792-3-02  
SCALE 1:100

SCALE METRES (1:250)  
0 2.5m 5m 7.5m 10m 12.5m

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TITLE  
PROPOSED HOLIDAY LET ON LAND ADJACENT TO MEN-A-VAUR,  
CHURCH ROAD, ST MARYS. ISLES OF SCILLY. TR21 0NA.  
CLIENT  
ANDREW SELLECK  
DETAIL  
AS PROPOSED  
INDICATIVE LANDSCAPING PLAN

AUTHOR  
CC  
DATE  
06/20  
SCALE  
1:100 @ A3  
CHECKED  
SM

REV DESCRIPTION DATE INS

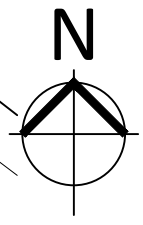
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CALL: 01872 630 040 MAIL: studio@cadarchitects.co.uk WEB: www.cadarchitects.co.uk

**RIBA** Chartered Practice

STATUS: **PLANNING** DRAWING No.: **2792-3-02**

REVISION: -



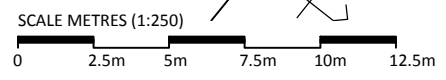
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 ECOLOGICAL APPRAISAL'

FOOTPRINT OF  
 REFUSED FORMER  
 PROPOSAL  
 (P-18\_090-FUL)

CONSTRUCTION  
 EXCLUSION  
 ZONE

SITE  
 ENTRANCE

PEDESTRIAN ACCESS FROM CHURCH ROAD



**APPROVED**  
 By Lisa Walton at 5:37 pm, Oct 16, 2020

**01 Site Block Plan**

REF 2792-3-01  
 SCALE 1:500

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REV	OS NOTE ADDED DESCRIPTION	07/20 DATE	CC INS
B			

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STATUS	DRAWING No.
PLANNING	2792-3-01

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