



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

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No:	P/20/091/COU	Date Application Registered:	19th November 2020
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Applicant: Mrs Dawn Guy
4 Telegraph Bungalows
Telegraph Road
Telegraph
St Mary's
Isles Of Scilly
TR21 0NP

Site address: 4 Telegraph Bungalows Telegraph Road Telegraph St Mary's Isles Of Scilly
Proposal: Proposed change of use from residential garden to tea garden.

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:

- Plan 1 Location date stamped received November 17, 2020
- Plan 2 Proposed Layout date stamped received November 17, 2020

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) and Policy OE1 and OE7 of the submission 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.

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 Prior to the first use of the tea garden, a scheme including details of the means/location of disposal of all commercial waste arising from use, hereby permitted, including waste storage areas, shall be submitted to and agreed in writing with the Planning Authority. The use shall thereafter proceed in accordance with the approved waste management scheme.**

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 landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded the tipping of waste or the unsightly outside storage of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and emerging Policy SS2(2) of the submission draft Isles of Scilly Local Plan (2015-2030).

- C5 The use, hereby permitted, during the times set out in the application, shall be used as a tea garden and for no other purpose (including any other purpose in Class E (b) of the Schedule to The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**

Reason: To restrict the use of the premises in the interests of the amenities of the locality.

- C6 No audio equipment shall be used within the tea garden, during the hours of operation, hereby approved. Specifically no audio equipment shall be used within the garden between the hours of 10.00 am 4.00 pm on any day.**

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties.

- C7 The use hereby permitted shall not be open to customers outside the hours of 10.00 am through to 4.00 pm.**

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties.

- C8 From the first use of the tea garden hereby approved, the boundary fences along the north and south boundaries, shall be maintained at a minimum height of 2m, between the points A and B on the attached plan, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties.

- 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: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties.

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 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) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority.

Signed: 

Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 22nd January 2021



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mrs Dawn Guy

Please sign and complete this certificate.

This is to certify that decision notice: P/20/091/COU and the accompanying conditions have been read and understood by the applicant: Mrs Dawn Guy.

1. **I/we intent to commence the development as approved:** Proposed change of use from residential garden to tea garden. at: 4 Telegraph Bungalows Telegraph Road Telegraph St Mary's Isles Of Scilly **on:**.....
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:

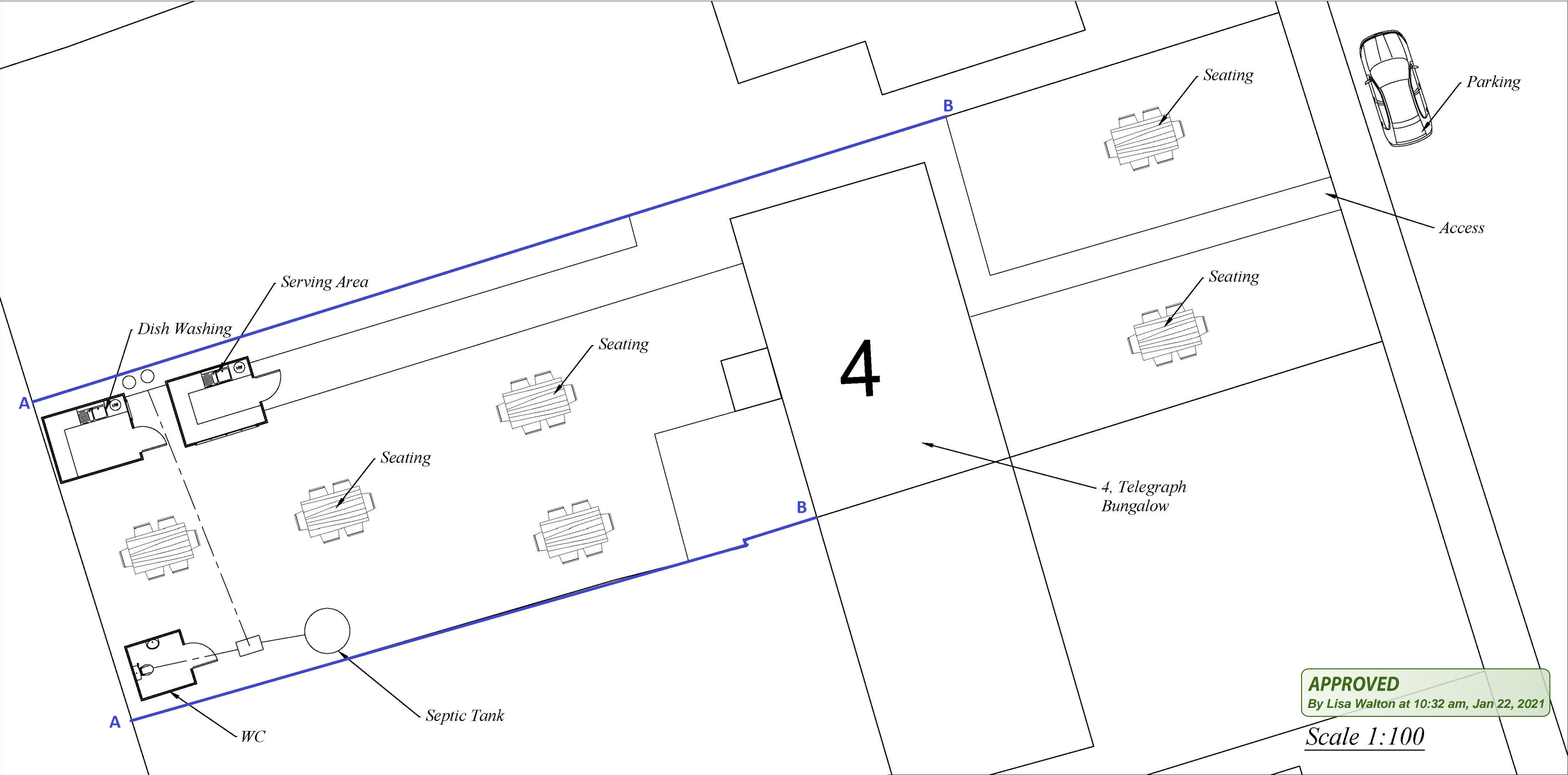
Date:

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.

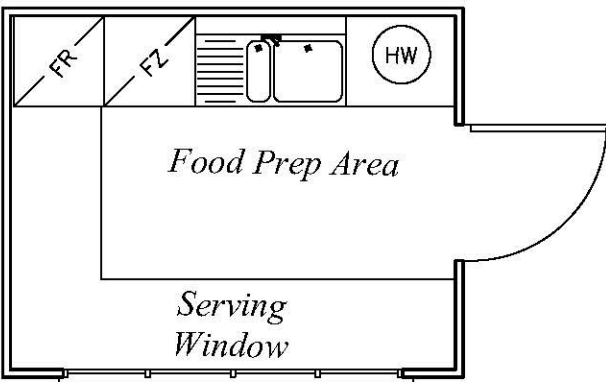
PRE-COMMENCEMENT CONDITION(S)

- C4 Prior to the first use of the tea garden, a scheme including details of the means/location of disposal of all commercial waste arising from use, hereby permitted, including waste storage areas, shall be submitted to and agreed in writing with the Planning Authority. The use shall thereafter proceed in accordance with the approved waste management scheme.

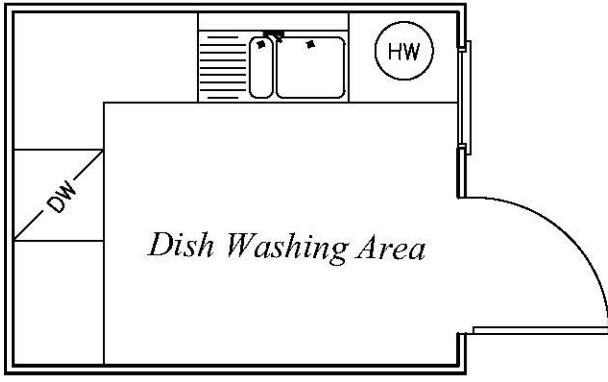


APPROVED
By Lisa Walton at 10:32 am, Jan 22, 2021

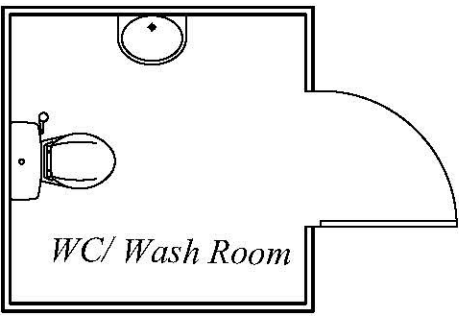
Scale 1:100



Shed 1



Shed 2



Shed 3

Scale 1:50

4, Telegraph Bungalow
Telegraph
St. Mary's
Isles of Scilly

Proposed Tea Room

Mrs D Guy

N.B.-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

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Date - November 220
Amended -
Scale - 1:100 - 1:50 @ A2

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: paul@sailscilly.com

DG-PTG-1a

Location Plan of 4 Telegraph Cottages



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Telegraph Cottages

Location Plan

4, Telegraph Cottages
Telegraph
St. Mary's
Isles of Scilly

RECEIVED

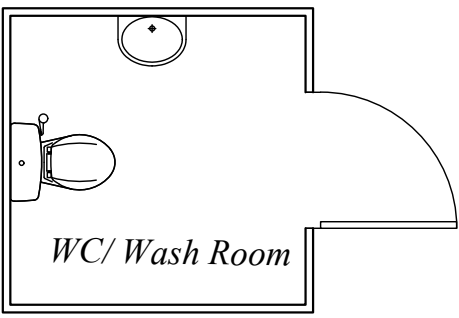
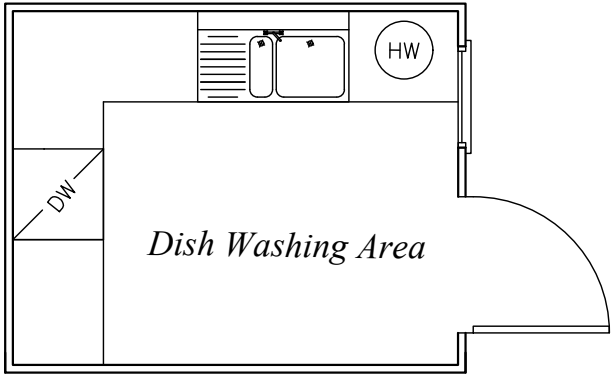
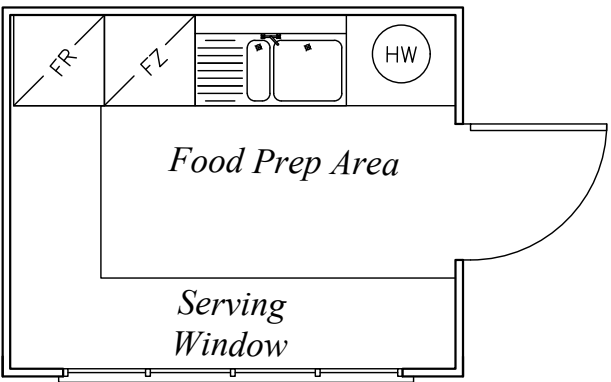
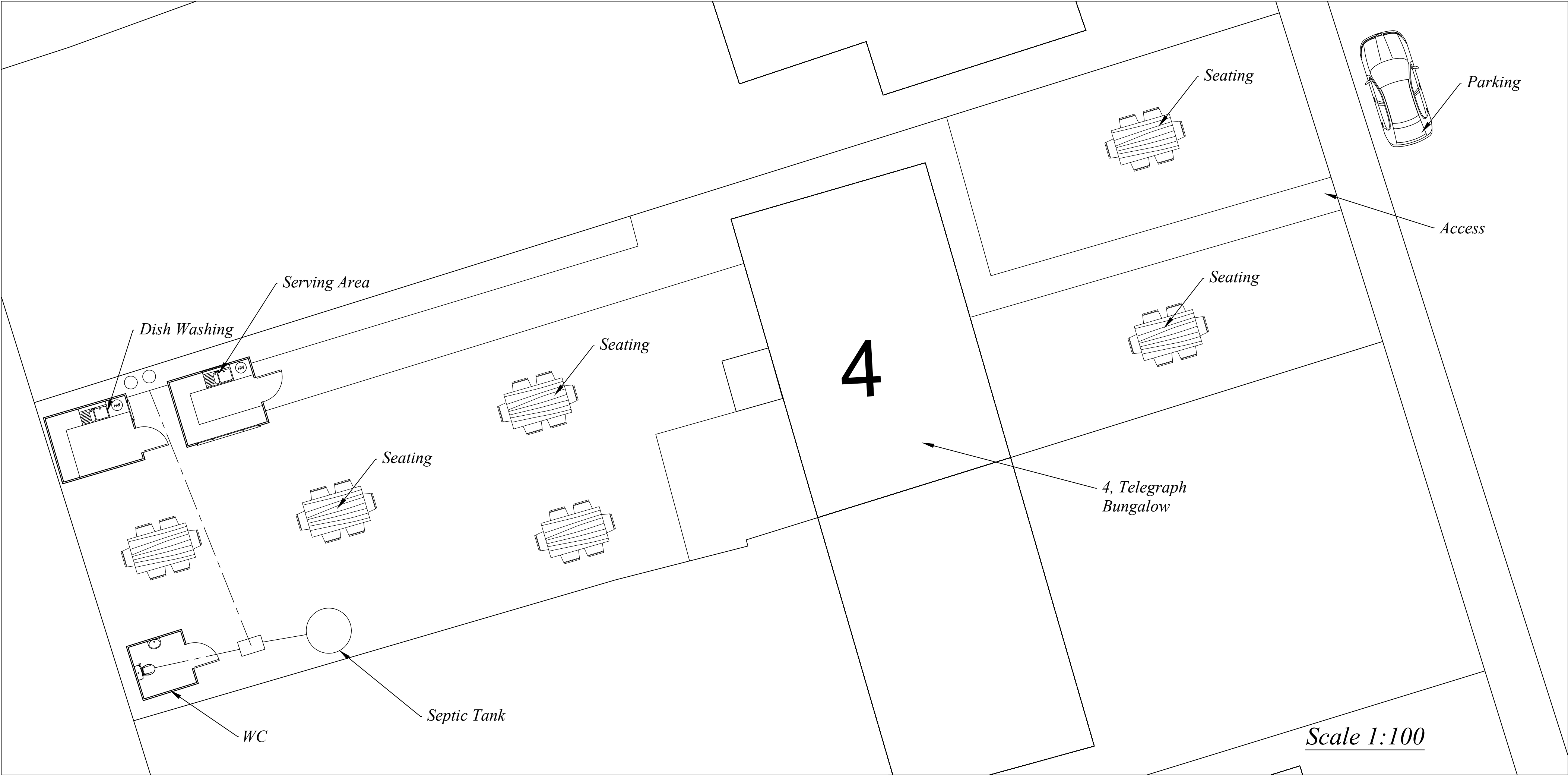
By Tom Anderton at 12:18 pm, Nov 17, 2020



APPROVED

By Lisa Walton at 5:44 pm, Jan 21, 2021

emapsite™
plans



Shed 1

Shed 2

Shed 3

Scale 1:50

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Telegraph
St. Mary's
Isles of Scilly

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