



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Please Ask For: Lisa Walton

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My Ref: P/20/102/HH

Robert Green
Charlotte House
Garrison Lane
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JD

Email only: rob_green@outlook.com

23rd June 2021

Dear Robert,

Location: Reculver, 4 Lower Strand

Proposal: Removal of existing rear extensions, new rear extension and new rear dormer window (Amended Plans).

Applicant: Mark And Kate Ward

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

The Council is minded to approve the above application subject to the imposition of the following conditions. Please note those identified as pre-commencement conditions and the timescales for responding as set out below:

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:

- Location and Block Plan, Drawing number: RC01 Dated Dec 2020
- AMENDED Proposed First Floor Plan, Drawing number: RC09A, Dated Dec 2020
- Proposed Ground Floor Plan, Drawing number: RC08, Dated Dec 2020
- AMENDED Proposed Rear Elevation, Drawing number: RC13A, Dated Dec 2020

- Proposed Section 1, Drawing number: RC10, Dated Dec 2020
- Proposed Section 2, Drawing number: RC11A, Dated Dec 2020
- Proposed Section 3, Drawing number: RC12, Dated Dec 2020
- Bat Presence/Absence Survey, Ref: BS40-2020PAS Dated 9th June 2021 (avoidance, mitigation and enhancement)

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 OE1 and Policy OE7(5) of the Isles of Scilly Local Plan (2015-2030).

- C3 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

- C4 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, other than those included in the application, 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).

- C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any Order revoking and re-enacting that Order with or without modification), no further 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, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock.

- C6 As part of the implementation of the development, hereby approved, a new bat roosting site should be installed upon completion of the development. This should comprise a free-standing 'Kent' style bat box which would be sited at the apex of the rear (south facing) gable end of the building, as high as possible but below the fascia board, in accordance with Appendix C of the Bat Presence/Absence Survey, dated 9th June 2021. The bat box shall be installed during the first bat inactive season, following the completion of the development, in order to ensure opportunities for roosting habitat are provided. The bat box should be permanently retained thereafter.**

Reason: In order to enhance habitats and to safeguard bats which are specifically protected by law. 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 Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

- C7 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

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 by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy SS2 (2) of the Isles of Scilly Local Plan (2015-2030).

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
Chief Planning Officer