

Council of the Isles of Scilly Planning Application

Ref: P/20/104/FUL
P/20/105/FUL
P/20/106/FUL

Consultation Response

Consultee: Cornwall Archaeological Unit

Date: 18th December 2020

This is a consultation on 3 planning applications, each for the erection of a new detached dwelling all on the site of an existing bungalow proposed to be demolished as part of application P/20/106.

Ref: P/20/104/FUL

Site: Sea View, McFarland's Down, Isles of Scilly.

Proposal: Construction of new dwelling and associated infrastructure.

Link: <https://www.scilly.gov.uk/planning-application/planning-application-p20104>

Ref: P/20/105/FUL

Site: Sea View, McFarland's Down, Isles of Scilly.

Proposal: Construction of new dwelling and associated infrastructure

Link: <https://www.scilly.gov.uk/planning-application/planning-application-p20105>

Ref: P/20/106/FUL

Site: Sea View, McFarland's Down, Isles of Scilly.

Proposal: Demolish existing bungalow and construction of new dwelling and associated infrastructure.

Link: <https://www.scilly.gov.uk/planning-application/planning-application-p20106>

You are being consulted on these applications as you may wish to make comments before a decision is made. Should you wish to make any comments on these applications, please complete the response form below and return to planning@scilly.gov.uk by 12th January 2021 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

I look forward to receiving your comments in due course. If I have not heard back from you by the 12th January 2021 then I will assume you have no comments to make.

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Comments can be in general to cover all the proposals but if any comments relate to a specific application please leave them under the applicable reference number.

Comments:

Comments here -

General:

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that a number of known heritage assets are located to the application sites of P/20/104/FUL, P/20/105/FUL and P/20/106/FUL. These include a prehistoric cupped-stone incorporated into a field boundary but probably moved from elsewhere in the area (MCO58413; to the 150m south east), the site of a Late Neolithic/Early Bronze Age standing stone near Telegraph Tower (MCO31547), a prehistoric cupped-stone near Pungies Lane (MCO57051; 250m to the south east) and 220m to the north east, the Late Neolithic/Early Bronze Age standing stone known as 'Long Rock' (MCO30796).

The submitted site layout plans for P/20/104/FUL, P/20/105/FUL and P/20/106/FUL show that soakaways for each new property will be dug in the field immediately to the east of Macfarland's Down Lane. Ground disturbance here as the potential to reveal buried archaeological features due to the concentration of prehistoric sites in the area.

P/20/104/FUL (new dwelling):

For the reasons outlined above, we therefore consider it prudent that an archaeological watching brief should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual. We advise, for the above reasons, that any consent issued should carry the condition as worded below of sections A-D inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological / historical* features is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Isles of Scilly Local Plan policy 1(B).

P/20/105/FUL (new dwelling):

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P/20/106/FUL (demolish existing dwelling and erection of new dwelling):

For the reasons outlined above, we therefore consider it prudent that an archaeological watching brief should be carried out during the early stages of groundworks, undertaken by a suitably qualified

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Name: Peter Dudley

Date: 08/01/2021