

Council of the Isles of Scilly Delegated Planning Report Other application

Application Number: P/21/005/LBC

Received on: 14 January 2021

UPRN: 000192002799

Application Expiry date: 23 March 2021

Neighbour expiry date: 17/02/2021

Consultation expiry date:

Site notice posted: 27 January 2021

Site notice expiry: 17 February 2021

Applicant: Alistair Martin Duchy of Cornwall

Site Address: Storage Sheds
The Quay
Hugh Town
St Mary's
Isles of Scilly

Proposal: Re-roofing of damaged roof coverings to harbour store
adjacent to the Ice store on St Mary's Quay. (Listed Building)

Application Type: Listed Building Consent

Recommendation: PER

Summary Conditions:

1. Standard time limit
 2. Adherence to plans
 3. Natural Slate
-

Site Description and Proposed Development

The storage shed is located on Rat Island, to the rear of the Harbourside Building. The building is single storey made of granite with timber doors and a slate roof. The proposal is to replace the storm damaged roof, with a natural slate and new barge boards, including renewed lead valley and apron down to gutters.

Certificate: A

Other Land Owners: None

Consultations and Publicity

The application has had a site notice on display for 21 days (27/01/2021–17/02/2021). The application appeared on the weekly list on 1st February 2021. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- Ice Plant, The Quay
- Isles of Scilly Steamship Co, Freight Office

[0] letters of objection have been received and include the following points:

[0] letters of support have been received and include the following points:

[0] letters of representation have been received.

Relevant Planning History:

No planning history

Constraints:

Archaeological Constraint Areas Name: The Quay. Island: St Mary's
Historic Landscape Character Landscape Type: Communications.

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	y
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	y
Would the materials, details and features match the existing building and be consistent with the general use of materials in the area?	y
Significance	YES OR NO
Will the development preserve the character and special architectural	y

or historic interest of the building?	
Will the development preserve the setting of the building?	y

Analysis: Although this is a listed building consent application, this building is listed by being attached to the quay, which is a grade II listed building. The simple re-roofing works are considered appropriate for the historic nature of the quay and it is not considered that the works would give rise to any harm to the significance of the original pier structure, that is the St Mary's Quay listed building.

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning approval/imposed conditions to enable the grant of listed building consent.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and, with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This application has been considered in accordance with Sections 16, 17, and 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of December 2005, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2005: a 2020 vision and following submission to the Secretary of State in September 2019 and subsequent Examination in Public significant weight is now given to the Emerging Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, adopted December 2005

Policy 1 Environmental Protection ✓

Policy 2 Sustainable Development ✓

Policy 3 Housing

Policy 4 Economic Development

Policy 5 Transport

Policy 6 Infrastructure for Sustainable Communities

Policy 7 Fish and Livestock Processing

Policy 8 Safeguard Power Station, St Mary's

Policy 9 Waste Disposal

Policy 10 Air Travel Infrastructure, St Mary's and Tresco

Policy 11 Uninhabited Islands

Proposal A Housing Sites St Mary's

Proposal B Employment Land, St Mary's

Proposal C Sport and Recreation Facilities, St Mary's

Proposal D Quays

Proposal E Mixed Use Development Tresco

Submission Draft Isles of Scilly Local Plan 2015-2030

Sustainable Scilly

Policy SS1 Principles of Sustainable Development

Policy SS2 Sustainable quality design and place-making

Policy SS3 Re-use of Buildings

Policy SS4 Protection of retailing, recreation and community facilities

Policy SS5 Physical Infrastructure

Policy SS6 Water and Wastewater Management

Policy SS7 Flood Avoidance and Coastal Erosion

Policy SS8 Renewable Energy Developments

Policy SS9 Travel and Transport

Policy SS10 Managing Movement

Outstanding Environment

Policy OE1 Protecting and Enhancing the landscape and seascape

Policy OE2 Biodiversity and Geodiversity

Policy OE3 Managing Pollution

Policy OE4 Protecting Scilly's Dark Night Skies

Policy OE5 Managing Waste

Policy OE6 Minerals

Policy OE7 Development affecting heritage

Living Communities

Policy LC1 Isles of Scilly Housing Strategy to 2030

Policy LC2 Qualifying for Affordable Housing

Policy LC3 Balanced Housing Stock

Policy LC4 Staff Accommodation

Policy LC5 Removal of Occupancy Conditions

Policy LC6 Housing Allocations

Policy LC7 Windfall Housing:

Policy LC8 Replacement Dwellings and Residential Extensions

Policy LC9 Homes in Multiple Occupation

Working Communities

Policy WC1 General Employment Policy

Policy WC2 Home based businesses

Policy WC3 New Employment Development

Policy WC4 Alternative Uses for Business or Industrial land and buildings

Policy WC5 Safeguarding Serviced Accommodation

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Recommended Conditions:

C1 The development hereby authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Location Plan and Proposed Plans and Elevations, Drawing Number: 10/9002-P1 Rev o Dated 14/01/2021**

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

C3 The roof shall be covered with natural slates using corrosion resistant fixings. The roof shall be retained as such thereafter.

Reason: To preserve the visual amenity of the area and the character and appearance of this building in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE1 and OE7(5) of the Emerging Isles of Scilly Local Plan (2015-2030).

Print Name:	Lisa Walton	22/03/2021
Job Title:	Senior Officer, Planning and Development Management	
Signed:		
Authorised Officer with Delegated Authority to determine Planning Applications		

*Monitoring – Case Officer – Don't forget to complete and enter into the Monitoring Table:
Y:\Infrastructure & Planning\Planning\Monitoring\2015-2030 Local Plan Monitoring*