



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

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**Please Ask For:** Lisa Walton

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**My Ref:** P/21/039/FUL

Mr S Harding  
Water Meadow Barn  
Old Town Lane  
Old Town  
St Marys  
Isles Of Scilly  
TR21 0NG

7 February 2022

Dear Stephen,

**Location:** Castle Farm Workshop, Old Town Lane

**Proposal:** Partial demolition including roof and south elevation and rebuild to raise wall and roof height to accommodate a single bedroom dwelling above existing workshop for occupation in connection with joinery business.

**Applicant:** Mr Stephen Harding

## **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. Although we have a duty to notify you of any pre-commencement conditions, and none of the below are pre-commencement in nature, there is one condition that is pre-installation. This requires you to agree the facing materials before being installed on to the building (there is a discharge of condition application process and fee for this). Otherwise all conditions require compliance only.

Although it is recommended for approval I am still waiting for consultation responses from both South West Water and Cornwall Archaeological Unit. Your application is to be determined at Full Council on Thursday 17<sup>th</sup> February 2022. The meeting takes place in the Old Wesleyan Chapel on Garrison Lane, for which you are welcome to attend in the public seating area. The meeting commences at 09:30am. If you do not wish to attend I will update you of the outcome of the meeting.

Recommended 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 and Block Plan, date stamped 19<sup>th</sup> November 2021**
- **Plan 2 Proposed North Elevation,**
- **Plan 3 Proposed South Elevation**
- **Plan 4 Proposed West Elevation**
- **Plan 5 Proposed Section Plan**
- **Plan 6 Proposed Roof Section**
- **Plan 7 Proposed First Floor Plan**
- **Plan 8 Proposed Ground Floor Plan**
- **Plan 9 Proposed Window Layout**
- **Plan 10 Roof Plan and Coverings**
- **Plan 11 Existing and Proposed East Elevation**
- **Design and Access Statement (Site Waste Management, Sustainable Design Measures)**
- **Preliminary Ecological Appraisal and Primary Roost Assessment**

**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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 – 2030).

**C3 The accommodation hereby permitted shall not be occupied other than by a person solely or mainly employed in connection with the ground floor workshop business Castle Farm Workshop only. For the avoidance of doubt the accommodation shall not be occupied as a second or holiday home. The owner of the building shall maintain a record of the occupants of the accommodation, and shall make the records available to the Local Planning Authority on request to demonstrate compliance with this condition.**

Reason: To ensure that the development is occupied as staff accommodation only, in accordance with Policy LC4 of the Isles of Scilly Local Plan (2015-2030).

**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 external illumination 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 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 Isles of Scilly Local Plan 2015-2030.

**C6 The scheme for the enhancement of biodiversity in the form of the installation of a Kent style bat box on the apex of the south east facing gable, as set out in the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment [REF: BS43-2021] and dated 16th April 2021, shall be fully implemented prior to the first bat active season following the completion of the development, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once installed the bat box shall be permanently maintained.**

Reason: To promote measures to improve awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

- C7 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-INSTALLATION CONDITION: Details of facing materials to be agreed.**

- C8 Prior to installation of any new facing materials, including roofing materials and external facing material for walls, precise details of the finish and appearance, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.**

Reason: In order to ensure the appearance of the accommodation does not harm the setting of Ennor Castle as a Scheduled Monument, which has the highest status of protection and to ensure the development preserves the wider character of the conservation area in accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

- C9 The rooflights in the north east facing roof slope of the development hereby permitted shall be fixed and glazed in obscured glass (at Level 5 obscurity) and thereafter the rooflights shall be of a non-opening with obscure glass (at Level 5 obscurity) and retained as such thereafter.**

Reason: To protect the amenities and privacy of adjoining residential properties.

**If you agree with the conditions** we can issue the grant of approval, following the determination at full council on Thursday 17<sup>th</sup> February 2021 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**