



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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STATEMENT SUMMARY

FOR

APPEAL AGAINST REFUSAL OF PLANNING PERMISSION

AT

LAND AT LAWRENCES BROW, ST MARTIN'S ISLES OF SCILLY TR25 0QL

REFUSED ON 24TH SEPTEMBER 2021

APPEAL REFERENCE: APP/Z0835/W/21/3287898

22nd March 2022

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL

TOWN AND COUNTRY PLANNING (HEARINGS AND INQUIRIES PROCEDURE)
(ENGLAND) (AMENDMENT) RULES 2013.

Viewing Documents:

All appeal documents are available online: <https://www.scilly.gov.uk/planning-application/planning-application-p21045cou>

Anyone who wants to inspect the appeal documents. Due to the current limited access to the Town hall, hard copies of the plans are currently unavailable to view in person however please call the Planning Department on 01720 424455 if you are unable to view plans electronically or wish to ask any questions about the application and we will get back to you to discuss.

This appeal statement is submitted on behalf of the Council of the Isles of Scilly in relation to appeal reference APP/Z0835/W/21/3287898 and planning application reference P/21/045/COU: Retrospective application for the change of use of barn to seasonal agricultural workers accommodation including the erection of a WC/solar shower block and connected decking for use by occupants.

The Local Planning Authority does not consider there are any other material planning considerations to take into account that would override the policy conflict identified. Whilst the re-use of existing buildings is supported, the existing structure is of such a small scale that the applicant has had to erect an additional building to accommodate elements to meet basic needs. This fails Policy SS3(1) a) and c) in that the use is not restricted primarily to the building and as a consequence requires peripheral installations to meet basic requirements for habitable use. The proposal also fails specifically on LC4(1) (a) in that the applicant has been unable to provide clear justification in the form of an appraisal demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area. Growing vegetables on land does not require planning permission and is not considered to be adequate justification for agricultural workers accommodation when unsupported by evidence of a business plan. The proposal results in a relatively isolated form of development that fails to preserve or enhance the character of the conservation area and detracts from the scenic beauty of the AONB.

Lisa Walton *MRTPI*
Chief Planning Officer
Council of the Isles of Scilly