



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

### **REFUSAL OF PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/045/COU                      **Date Application Registered:** 9th August 2021

**Applicant:** Toby Tobin-Dougan  
Ganilly  
Higher Town  
St Martins  
Isles of Scilly  
TR25 0QL

**Proposal:** 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

**Site Address:** Land at Lawrence's Brow Churchtown St Martin's Isles of Scilly.

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

- R1**     **The retention of the converted agricultural building as a small unit of seasonal agricultural workers accommodation and ancillary shed and decking has resulted in an isolated form of development that has not been adequately demonstrated as necessary for the viability of the applicant's business. The proposal therefore fails to comply with Policy LC4 and SS3 of the Isles of Scilly Local Plan (2015-2030).**
- R2**     **The retention of the converted agricultural building as a small unit of seasonal agricultural workers accommodation and ancillary shed and decking, although small in scale, is located within open countryside and is considered harmful to the character of the area, detracting from the scenic beauty of the Area of Outstanding Natural Beauty and does not preserve or enhance the character or appearance of the Conservation Area thereby failing Policies OE1 and OE7(5) Isles of Scilly Local Plan (2015-2030). Furthermore, the development would not meet the requirements of protecting important landscapes as set out in the National Planning Policy Framework where great weight is required to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty required by paragraph 176 of the Framework (2019).**

**The Decision relates to the following documents and drawings:**

<b>Ref No:</b>	<b>Plan Type:</b>	<b>Date Received:</b>
RNA-10/0801	Location Plan (1:1250)	14/06/2021
TQRQM21215113536940	Block Plan (1:500)	14/06/2021
-	Design and Access Statement	13/07/2021
-	Applicants Statement	14/06/2021
-	Original (pre-conversion) Building (Photograph)	13/08/2021
-	Existing (as converted) Building (Photograph)	29/07/2021
-	Existing (as converted) Building Elevations and Floor Plan	29/07/2021
-	Shed Details: Elevations and Floor plan	11/08/2021
-	Flood Risk Assessment	29/07/2021
-	Flood Evacuation Plan	02/08/2021
-	Sustainable Design/Site Waste Management	29/07/2021
-	Clarification Email	05/08/2021

The following Policies of the adopted Local Plan (2015-2030) are considered relevant to this decision:

- Policy SS3 Re-Use of Existing Buildings
- Policy LC4 Staff Accommodation

- Policy OE1 Protecting and enhancing the landscape and seascape
- Policy OE7 Development affecting heritage (5) Conservation Area

**Informative:**

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.

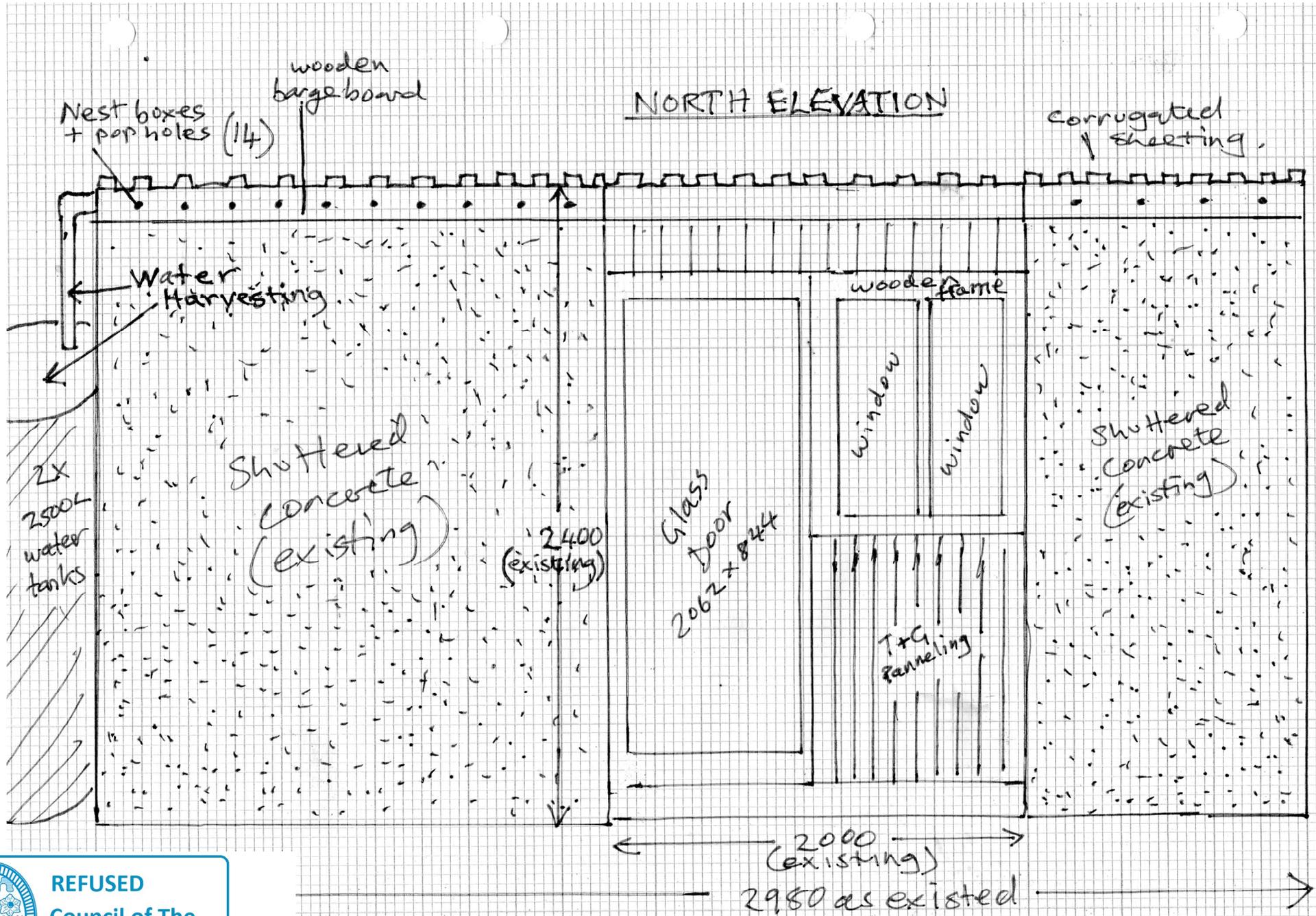
**Signed:**



**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 21<sup>st</sup> September 2021

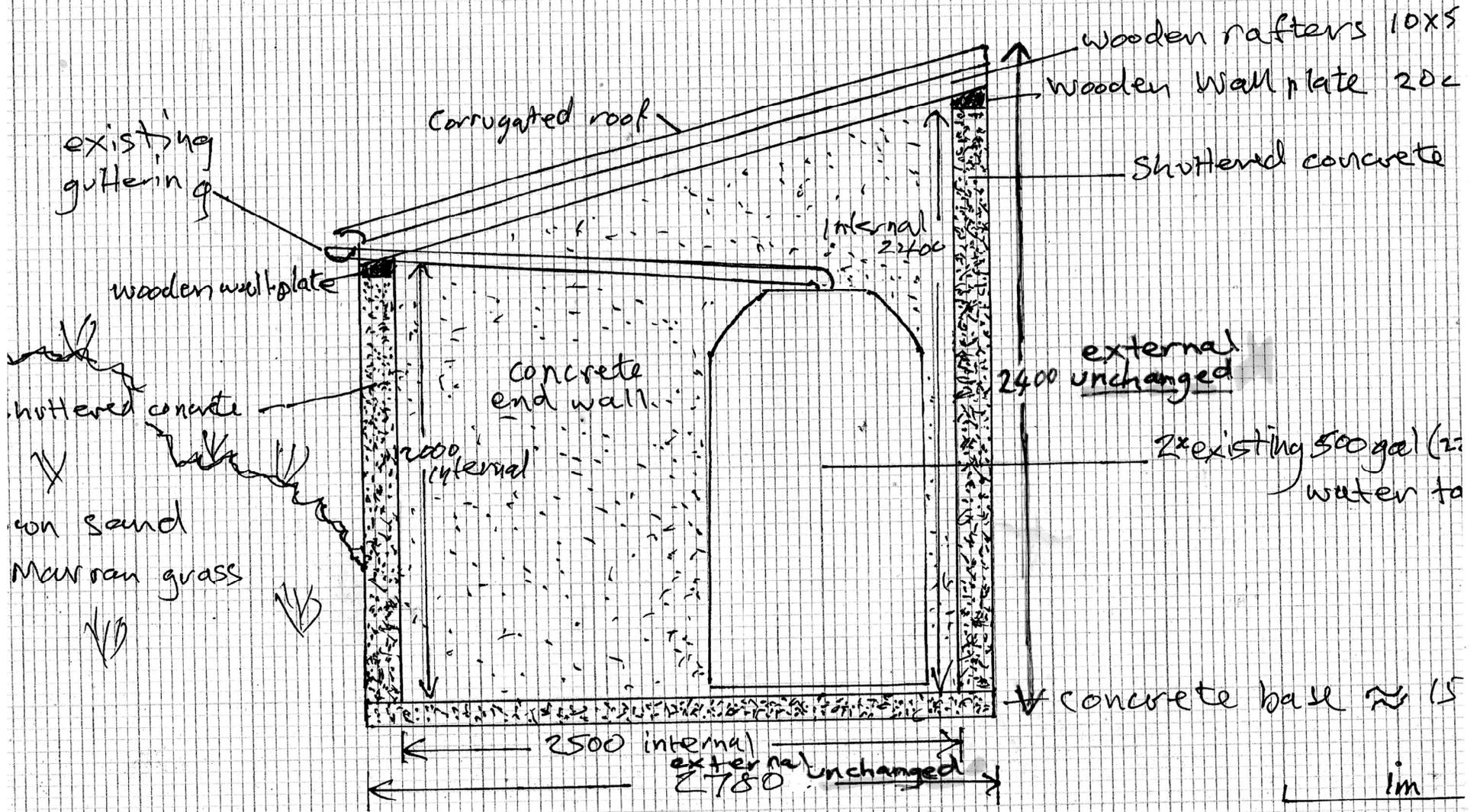
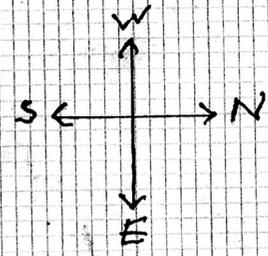


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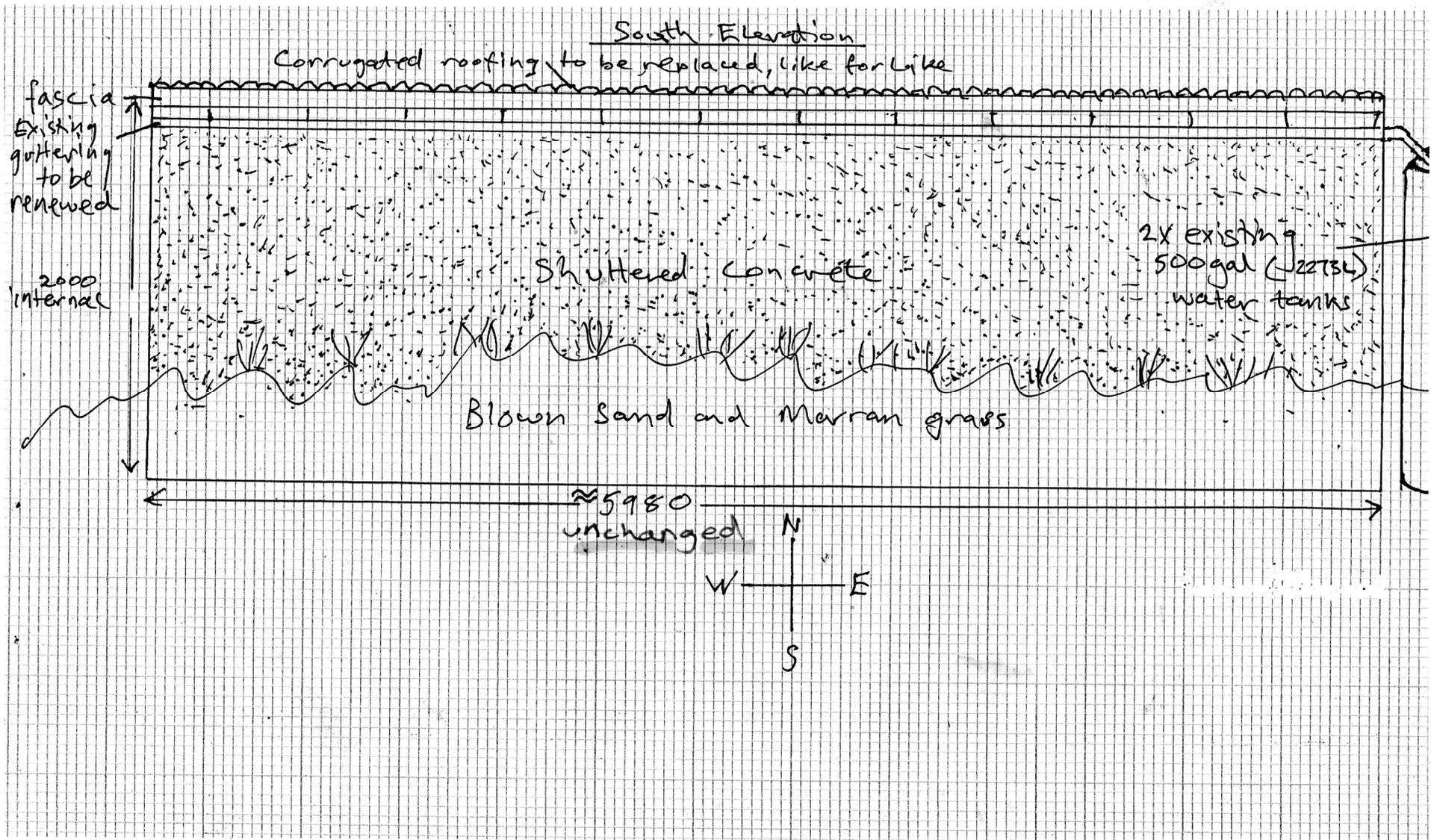
By Lisa Walton at 11:58 am, Jul 29, 2021

Eastern Elevation

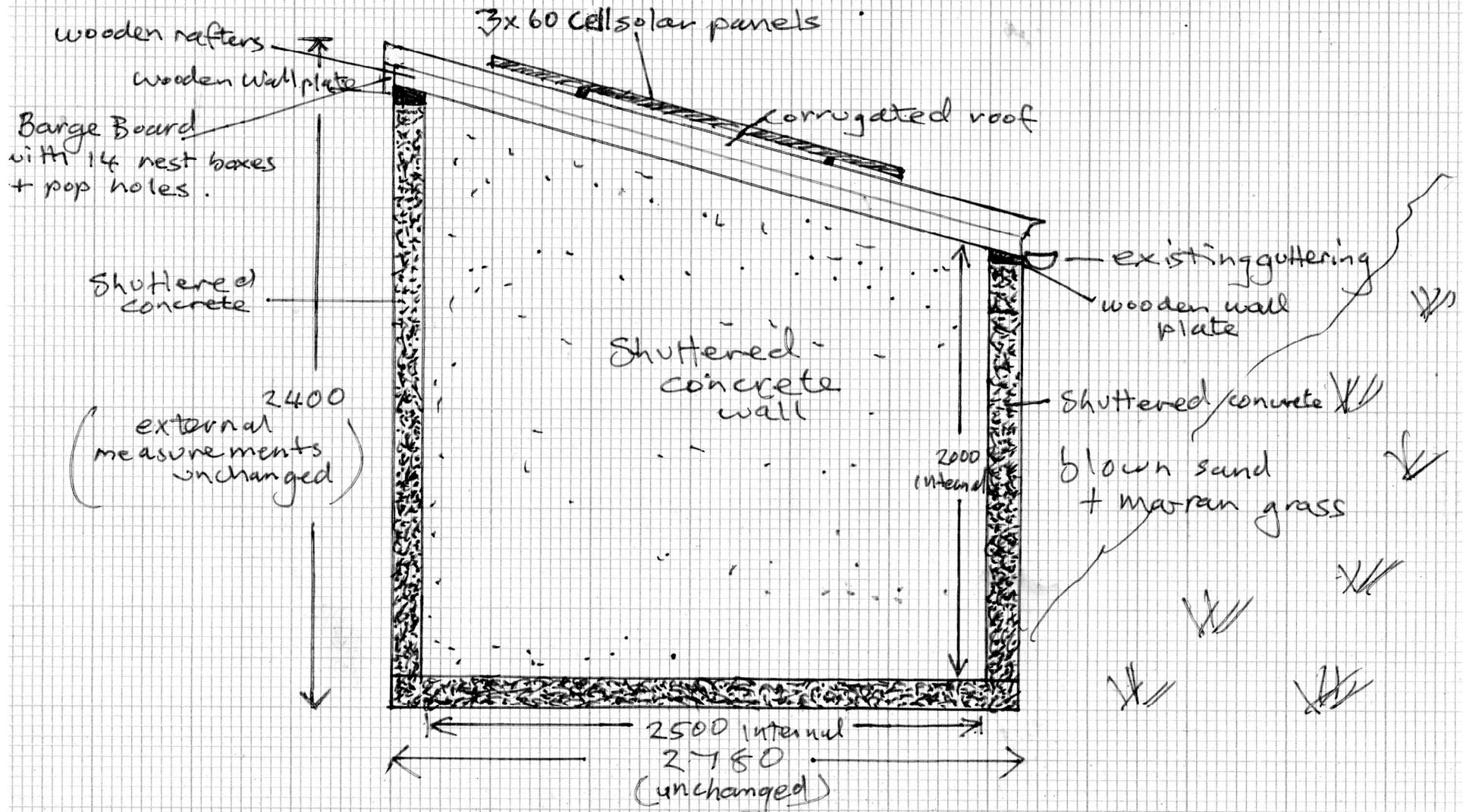


**RECEIVED**

By Lisa Walton at 11:54 am, Jul 29, 2021

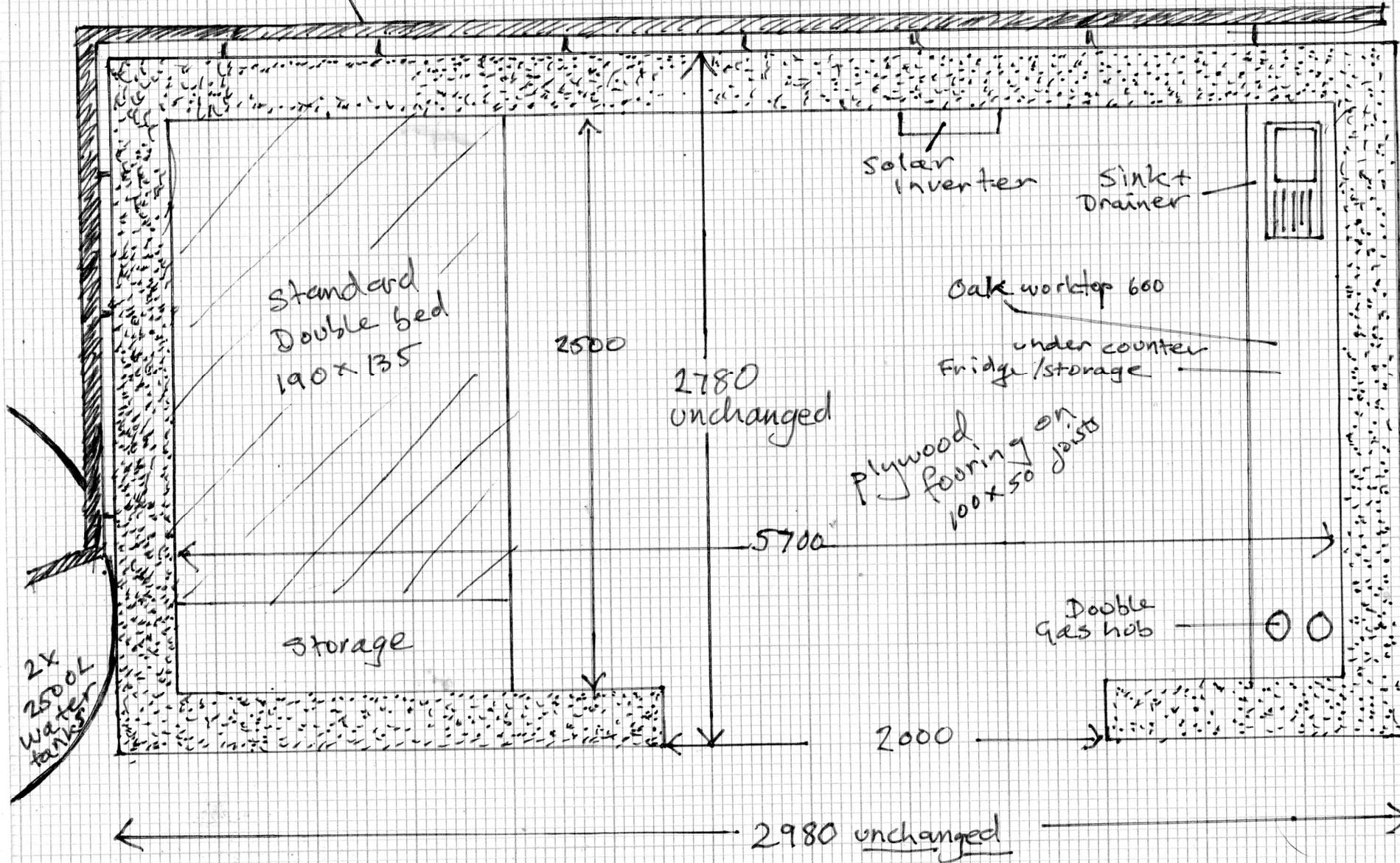


Western Elevation



EXISTING  
FLOOR PLAN

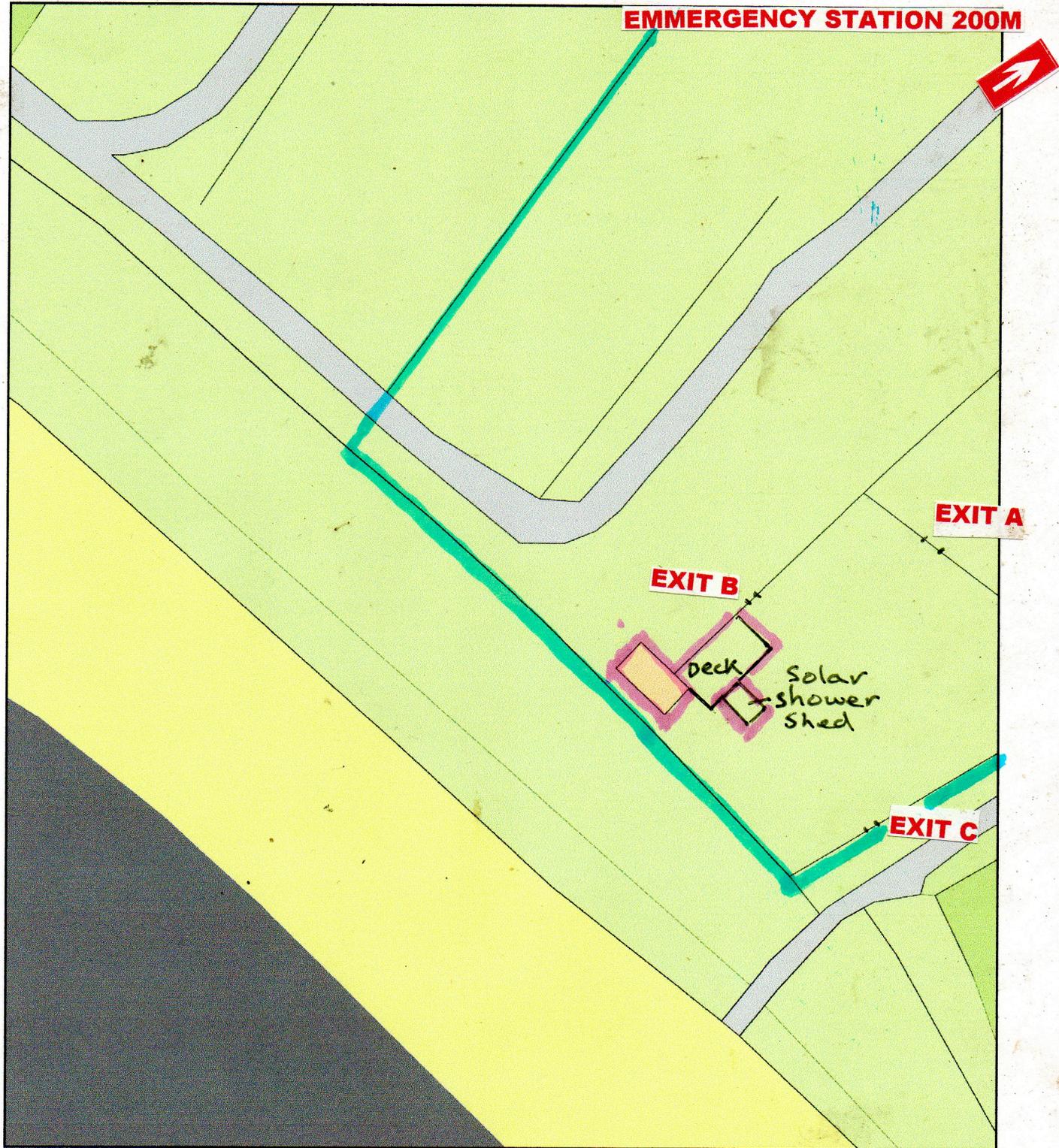
new replacement water harvesting guttering





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Isles of Scilly

# Barn at Lawrence's Brow



Plan Produced for: Toby Tobin-Dougan  
Date Produced: 03 Aug 2021  
Plan Reference Number: TQRQM21215113536940  
Scale: 1:500 @ A4

**From:** [Toby Tobin-Dougan](#) [Lisa](#)  
**To:** [Walton](#); [Andrew King](#)  
**Subject:** Fwd: P/21/045/FUL Land at Lawrences Brow, St Martins  
**Date:** 05 August 2021 19:40:46

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Dear Lisa and Andrew,

Here are my responses to your questions raised today, regarding the Barn on Lawrence's Brow.

- Attached Block plan with colours indicating land leased and the decking also now included in red.
- The off-the-shelf timber lap shed (8ft x 6ft) has an elevation of 1900
- the "Season" I am talking about is generally the growing season of vegetables. I set all of my seeds in Mid February and most harvesting is usually finished by October.
- The name of the business is mine. Toby Tobin-Dougan, and has been established for 27 years. Its purpose is the growing of Organic Vegetables and fruits and associated food produce.
- The business has a full history of supplying the Seven Stones pub, on St Martins, prior to myself owning it, and also under my ownership. It has in the past also comprehensively supplied St Martins bakery, which I founded and owned for 15 years, with organic fruit and vegetables. This supply runs to many thousands of pounds of produce, over 27 years of trading. Recently it has supplied Karma St Martins with seasonal Organic produce, where I have also been working as a chef. It continues to supply the occupants of holiday accommodations, by pre-order, and the seasonal occupants of the campsite here on St Martins, and has a frenetic, fully stocked roadside stall, patronised by many.
- I confirm the application is for a retrospective change of use, for seasonal agricultural workers accommodation, including the erection of a wc/solar shower block and connected decking, for use by those in occupation of the barn.
- the barn is not disused, it has been used by myself for 27 years, its repair and renovation necessitated by a total roof collapse.
- I have previously employed two part time employees, during each growing season, this will inevitably increase given my intention to further develop the currently under-utilised fields on my tenancy, as previously stated, and demonstrated.
- There is an acute need for staff accommodation here on St Martins, with the majority of accommodation taken up as holiday accommodation.
- It will be problematic, almost impossible, to attract any new staff to join this Organic growing business without the provision of accommodation, which is lacking on the Island.
- Without dedicated accommodation, the business will suffer and be prevented from expanding. This could seriously threaten the viability of this business.
- My new agricultural business is about to embark on a new local product trial. Staffing levels and production outcomes for that new venture can only be assessed on the basis of that trial, and the market response to that trial, although they will be related and overlapping businesses, at this stage, both businesses should be treated separately,

**Please could you both confirm receipt of this, and indicate any omissions, or points needing clarification.**

Toby

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*By Lisa Walton at 5:05 pm, Jul 13, 2021*



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**BARN ON LAWRENCE'S BROW, ST MARTINS**

**DESIGN AND ACCESS STATEMENT**

**BACKGROUND;**

The barn is situated on the South side of St Martins, adjacent to Lawrence's Bay, and surrounded by well used tracks, accessible to both pedestrian and vehicular access.

I have leased this concrete shuttered barn, as part of my agricultural holding, for 27 years.

It has, in the past been used as both agricultural accommodation and store, erected in 1937 by F E Stevens, the largest land occupier and largest agricultural employer, on St Martins, at the time of erection of the building.

**ISLAND ACCESS;**

The leased land, marked in blue on the plan is serviced, on all sides by well maintained tracks, offering ease of access to all types of vehicles, waste and recycling collection vehicles, emergency service vehicles and well-worn tracks used by visitors and Islanders alike.

It is close to amenities, with the Post office, situated in Highertown, some 400 metres away, and also an array of bakeries, tea rooms, galleries and potteries.

The emergency station, housing fire appliances and ambulance facilities, is 200metres to the North, as indicated on the plan.

The track, marked on the plan passing the Island school leads to the Island Hall, Middletown, and lowertown, offering many other facilities. This track is traversed on a weekly basis, by the waste and recycling contractor, recycling from the barn is deposited en route, for weekly collection by the operator.

**SITE ACCESS;**

The concrete barn is marked in red on the plan.

The field the barn occupies is surrounded on all sides by Pittosporum hedging, and is barely visible from all trackways.

There is a track which dissects the leased land, this is used by my Neighbour, Jonathan Smith, on a daily basis, by tractor, to service his agricultural land and Yurt accommodation.

Entrance to the field occupied by the concrete barn is by gateway, which is 900mm wide for ease of Wheelchair access.

There is decking, which has been installed in front of the barn. This low decking is scaled by ramp, and again an access 900mm wide for wheelchair users. There is a short decking pier, to the solar shower shed, and compost toilet system. This has also been designed for wheelchair access.

## **DESIGN;**

This is the repair and renovation of a concrete barn, for seasonal accommodation to support the currently thriving, and expanding agricultural business.

Essentially the dimensions of the original building have remained exactly as they were.

The roof pitch remains at the same degree.

The roof has been replaced like-for like with a corrugated metal roofing. This new roof now houses three large solar panels, which provide all electrical power for the building. The roof is not visible from the ground, from any angle (please see attached photo)

The roof, with a newly repaired and replaced guttering system, now harvests all water needs for building occupation. The building is independent and not connected to any Island water system.

The harvested water is collected into two, 2,000 gallon sealed tanks. The water is drawn into the concrete building, and shower shed by hand operated Bilge pumps.

Potable water is supplied in bottle form.

The separate wooden shower shed houses a roof mounted solar shower and contains a compost toilet, utilising sawdust as the composting agent. The lighting for the shower shed is derived from the solar panels, on the concrete barn roof.

Water for hand wash, is drawn to the shower shed, by a hand operated bilge pump.

The two, 2,000 gallon water harvesting tanks also act as a back up supply to the polytunnel, in field A on the plan, however the tunnel is generally self-sufficient, having plastic skirting and guttering, along its length, to harvest it's own water, for irrigation.

The barge boards under the roof have been replaced. I have created 14 nest boxes behind the barge boards, with varying sizes of pop-holes to accommodate many bird varieties. I have also left the end voids of the barge boards open to attract nesting birds.

This season I have had two sparrow families, one wren family and a nest of five swallow chicks, from returning parents, who had previously nested under the eaves before.

I did consider bat boxes, as I have them at my home, however in the 27 years I have leased the land, I have never seen a bat fly over, and the building is not of sufficient height to allow an alighting bat to consider roosting inside, or indeed, on the outside. (attached pictures of nest holes and swallows)

The exterior fabric of the concrete building remains exactly the same as when erected, in 1937, save some cosmetic repair, where small chunks have fallen off. The window and the door have been relaced, as before, with wooden windows and door/frame (see picture)

Internally, some of the original roof timbers that were not rotten, have been incorporated into the design, and visually the newly replaced, exposed ceiling beams, are exactly the same as originally found. The ceiling and boarded walls are insulated by natural wool insulation. The floor is also tanked out, studded, insulated and topped with plywood, which is then covered with laminate oak flooring, for ease of cleaning.

Whilst externally the building remains exactly the same, as when erected in 1937, internally it is now dry, warm and habitable.

It is independent and self-supportive in all aspects, providing its own power, water, and waste management systems. It is also connected by wi-fi to the internet, for educational and study purposes.

This is a beneficial and worthy low-impact improvement of an existing, under utilised structure.

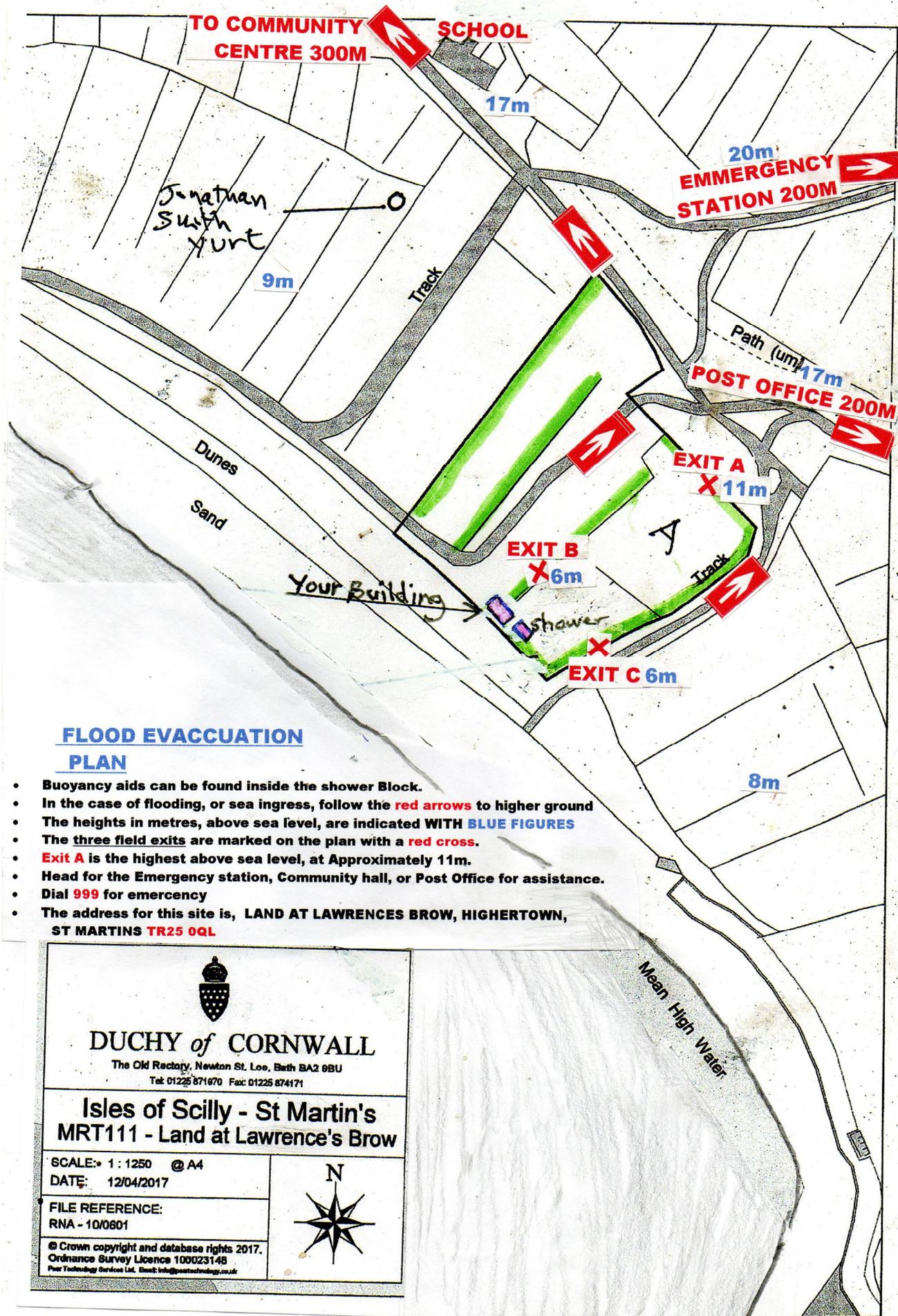
It is an essential and vital part of this rapidly developing and diversifying business, which would struggle to survive, or progress, without its own dedicated accommodation facility.

**RECEIVED**

By Lisa Walton at 9:31 am, Aug 02, 2021



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**FLOOD EVACUATION PLAN**

- Buoyancy aids can be found inside the shower Block.
- In the case of flooding, or sea ingress, follow the **red arrows** to higher ground
- The heights in metres, above sea level, are indicated **WITH BLUE FIGURES**
- The **three field exits** are marked on the plan with a **red cross**.
- **Exit A** is the highest above sea level, at Approximately 11m.
- Head for the Emergency station, Community hall, or Post Office for assistance.
- Dial **999** for emergency
- The address for this site is, **LAND AT LAWRENCE'S BROW, HIGHTERTOWN, ST MARTINS TR25 0QL**

  
**DUCHY of CORNWALL**  
The Old Rectory, Newton St. Loe, Bath BA2 9BU  
Tel: 01225 871970 Fax: 01225 874171

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**Isles of Scilly - St Martin's**  
**MRT111 - Land at Lawrence's Brow**

SCALE: 1:1250 @ A4	
DATE: 12/04/2017	
FILE REFERENCE: RNA - 10/0801	
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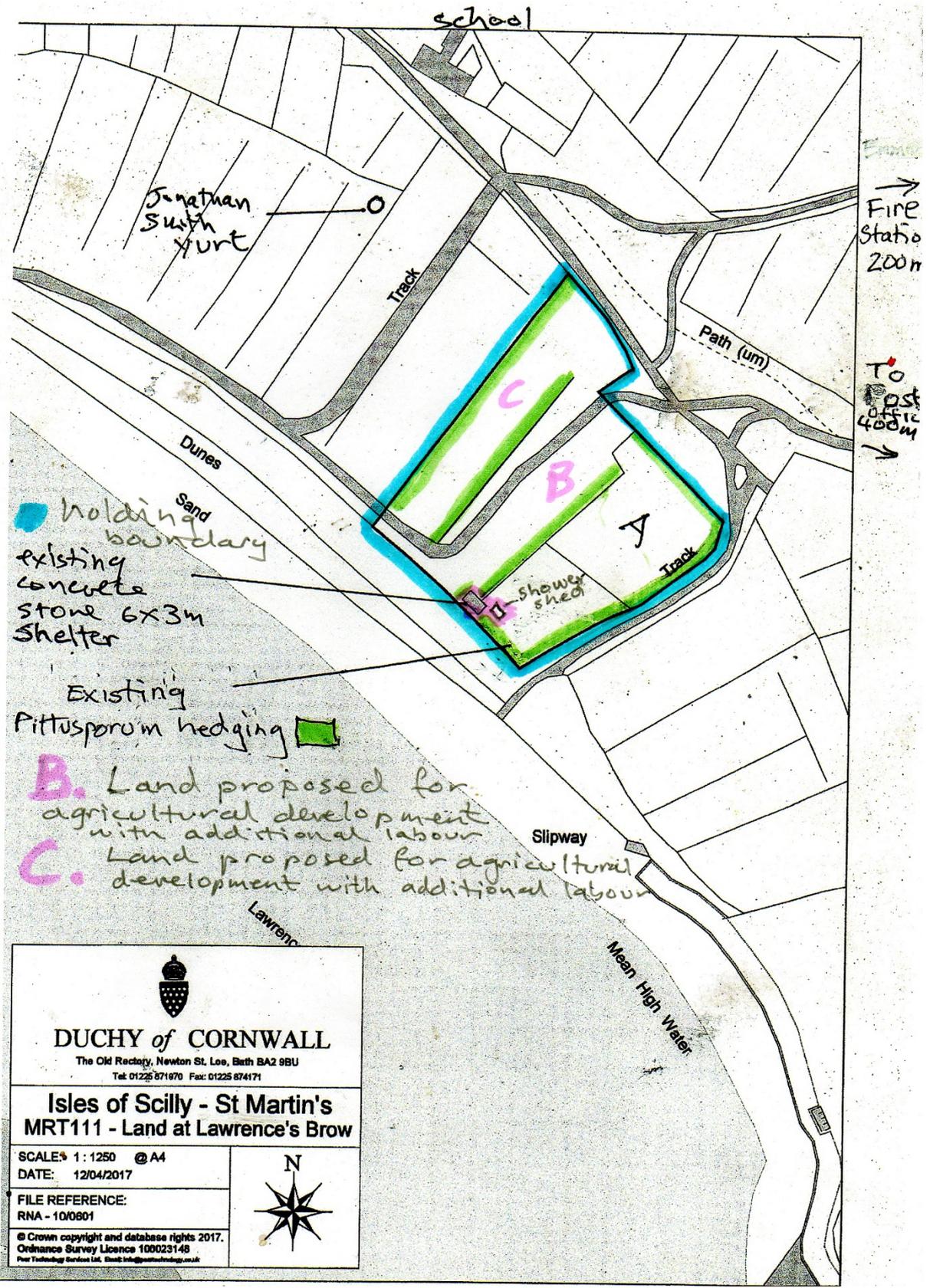
*By Lisa Walton at 12:09 pm, Jul 29, 2021*



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**BARN AT LAWRENCE'S BROW, ST MARTINS**

**FLOOD RISK ASSESMENT**



Jonathan Smith's hut

school

Fire Station 200m

To post office 400m

holding boundary  
existing concrete stone 6x3m shelter

Existing Pittosporum hedging

B. Land proposed for agricultural development with additional labour

C. Land proposed for agricultural development with additional labour

 <b>DUCHY of CORNWALL</b> The Old Rectory, Newton St. Loe, Bath BA2 9BU Tel: 01225 871970 Fax: 01225 874171	
<b>Isles of Scilly - St Martin's</b> <b>MRT111 - Land at Lawrence's Brow</b>	
SCALE: 1:1250 @A4 DATE: 12/04/2017	
FILE REFERENCE: RNA - 10/0801	
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## LOCATION

The concrete shuttered barn and adjacent shower shed are marked in red on the plan.

The agricultural holding on which they are situated are in Highertown, St Martins, it is situated on the South side of St Martins. It has many access routes for both vehicles and pedestrian access.

The land is soil/blown sand.

The concrete shuttered building was erected in 1937 (84 years ago) and is used presently as a workshop, store, and place of study.

It is 8m above AOD

Given an extreme event, there is ample access for evacuation on all sides of the site, including three main tracks, to higher ground, if ever needed. The emergency station is 200m to the North.

## FLOOD HISTORY

There is no flood history within this site, or neighbouring land, in living memory

## TIDAL FLOOD RISK

It is protected from Lawrence's beach by a dune embankment, approximately 4m in height and 25m wide. Despite considerable storm surges, coupled with high Spring tides, the width of this dune has not diminished in 30 years, the prevailing SW winds constantly replenish the dune and Marran grass, this has added to its gradual expansion over this period of time.

It is not expected to be breached by the ingress of seawater within the next 100 years.

## OVERLAND FLOW/FLUVIAL FLOOD RISK

The land either side of the site is of similar level and similar material. Very free draining soil.

There are no planned, or proposed developments, on nearby land, which would increase the risk of flooding.

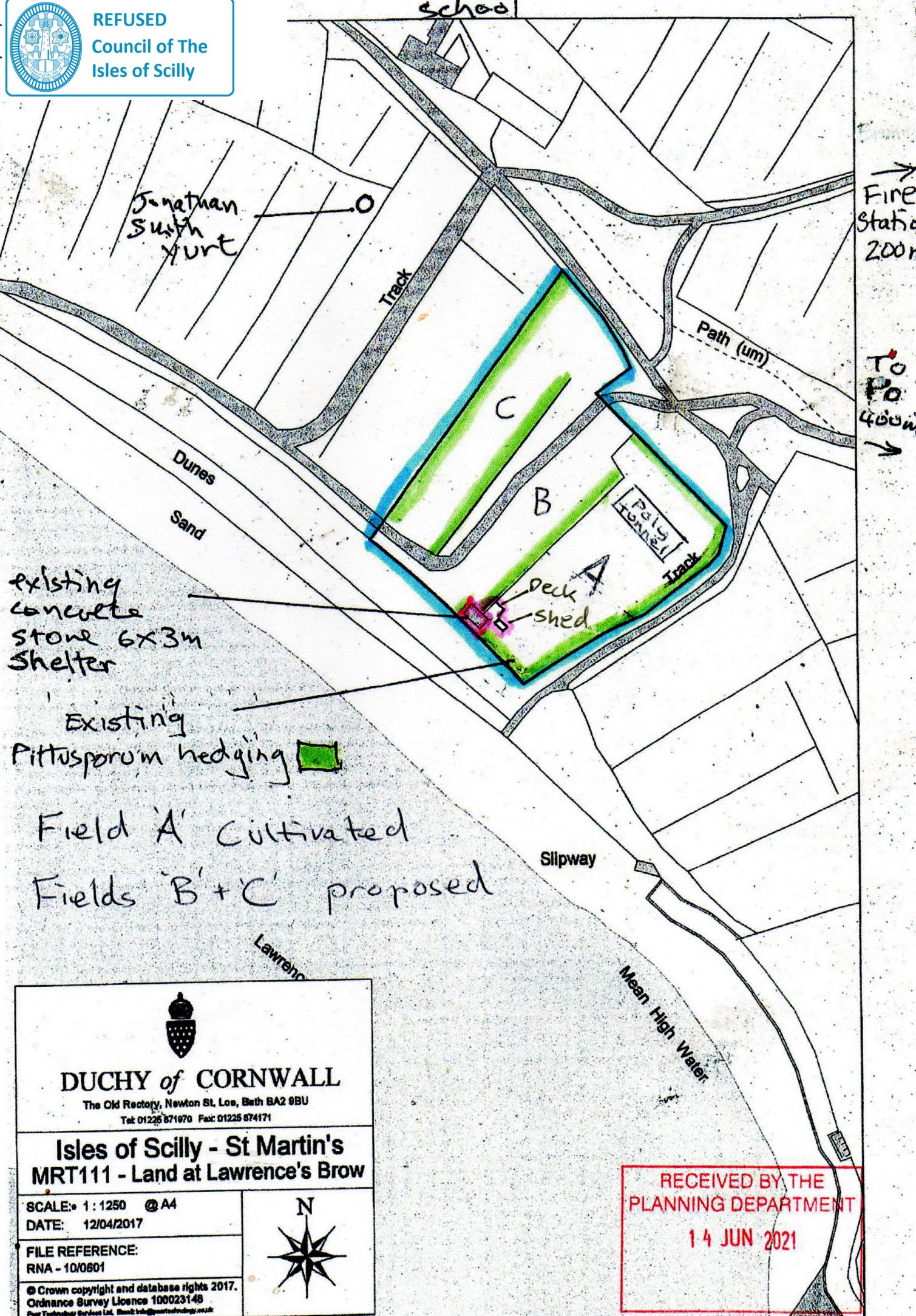
There are no water courses on this South side of St Martins, and no sewage outfalls which could flood the site. Water from two domestic sinks on the site, go to underground gravel soakaways.

There is one small pond (4m x 2m) to the north of the site, originally dug as a cattle drinking pond, this has never overflowed in 30 years, it has now been planted with ten native trees, and is now usually completely dry, every Spring and Summer. This pond is not considered to be a meaningful risk to the site.

There is a written, and visual, site evacuation plan, for any extreme flooding events, contained within the written information inside the building, which also contains, solar management, water management and waste and recycling practices, which are particular to this independent, off grid, low impact development.



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existing  
concrete  
stone 6x3m  
Shelter

Existing  
Pittosporum hedging 

Field 'A' Cultivated  
Fields 'B' + 'C' proposed

  
**DUCHY of CORNWALL**  
The Old Rectory, Newton St. Loos, Bath BA2 9BU  
Tel: 01225 871070 Fax: 01225 874171

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**Isles of Scilly - St Martin's  
MRT111 - Land at Lawrence's Brow**

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PLANNING DEPARTMENT  
14 JUN 2021



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By Lisa Walton at 5:07 pm, Jul 13, 2021















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By Lisa Walton at 12:04 pm, Jul 29, 2021



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- **BARN ON LAWRENCE'S BROW, ST MARTINS**
- **STATEMENT OF SUSTAINABLE DESIGN**
- **SITE WASTE MANAGEMENT PLAN**
- **EVALUATION OF BUILDING NEEDS**



**STATEMENT OF SUSTAINABLE DESIGN;**

The building was erected in 1937, made from concrete shuttering, varying in thickness, but approximately 18-20cm.

This basic fabric has not been changed at all externally, apart from repairs to cracks and holes in the shuttered concrete.

Internally the building base has been tanked out and 4x2 inch floor beams installed to take the plywood flooring. There is spun-wool insulation under the flooring, between the joists.

The walls have a breathable membrane and again are studded out, with spun wool insulation in between the studwork. The walls have been boarded with fireproof sterling board, and painted.

The ceiling joists had to be replaced, as were rotten at both ends. (Some original timbers have been utilised in the conversion as visible decoration. ) Spun wool insulation is packed between the beams and sterling board fixed between the half-revealed beams, visibly the internal ceiling looks exactly as it did, when found upon occupation, 27 years ago.

The corrugated roofing has been replaced, with mostly metal roofing panels except one clear roofing panel, to allow natural light inside the building.

Three solar panels are mounted on the roof, to provide all electricity for the building and ancillary shower shed. (see photo's)

The barge boards, under the roof sheets have individual nesting compartments, with varying sized holes for different bird species, 14 in total. So far this season they have provided homes for 2 sparrow broods, one wren brood and a successfully fledged family of 5 swallow chicks, in the deliberately open-ended barge boards.



The concrete building is supplied with water harvested from its roof, which is collected and stored in two 2,000 litre sealed tanks. The water for the main building is drawn from the main tanks by a boat style bilge pump, requiring no electric pump. The water from both the sink in the main building, and the shower/hand wash basin in the shower shed, go to two independent and dedicated soak-away submerged gravel pits, considerably away from both buildings.

Natural light for the main building is via a one metre ceiling panel, and a like-for like replacement double window and clear glass door, at the front (North side).

As well as electrical supply, the main building has a wi-fi modem which allows connection to the internet, for research and study purposes. This wi-fi extends to the whole agricultural perimeter, marked in blue on the site plan.

The shower shed, (Marked next to the main building, in red on the plan) is an off-the-shelf wooden 8x6 shed. (190cm H, 180cmW, 240cmL) see photo.

It is mounted on a 15cm concrete reinforced slab.



The shed also has benefit of under floor wool insulation, an electric light supplied by the main roof panels, a solar shower, by way of a roof mounted shower bag, a hand wash water basin, with the water being drawn from the main tanks by boat style bilge pumps. The waste water from these go to a submerged soak-away gravel pit.

There is a double north facing window in the shower shed, for natural light.

There is generous decking, for relaxation, in front of the main building, with a decking "Pier" linking to the shower shed.

#### **SITE WASTE MANAGEMENT:**

The main house contains colour coded bins for separation of general recyclables, composting and glass. There are also duplicated colour coded and labelled bins housed on the decking, in front of the main building. There is a written pamphlet, within the building, detailing waste management procedure.

The route of the weekly waste management contractor on St Martins, to collect household waste and recycling, is directly along the track touching the Northern boundary of the holding, as seen on the plan. The waste and recycling along this route is collected weekly by the operative.

All compostable waste, collected in the "Green" marked bins, is deposited via dedicated compost bays within the field marked "A" on the plan.

The toilet is a compost toilet system. This uses sawdust as a medium, and is emptied, on demand, into a dedicated compost bay. In two years hence, the inert compost will be used, on this field site, for feeding the 160 native trees and hedge plants, currently being planted.

#### **EVALUATING THE NEED FOR THIS BUILDING;**

The use of this under-utilised building is vital for the support and development of this agricultural business. It is a good example how agriculture and tourism can come together to benefit the inhabitants, economy and landscape of the community here.

The building will provide a base for study, employment, recreation and development, in all aspects of agriculture, and related agricultural experimentation, trial and business development.

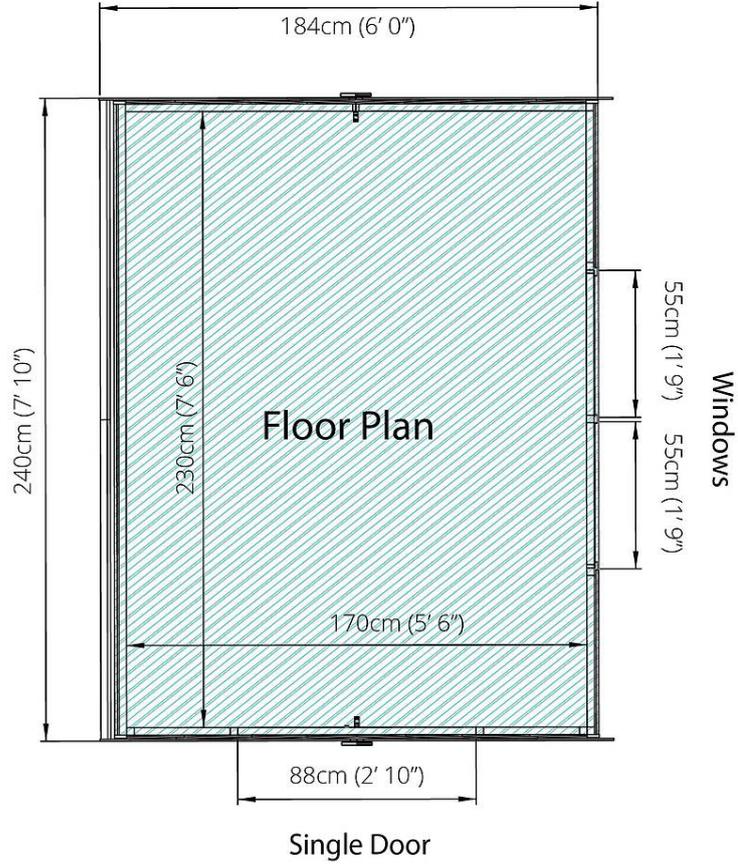
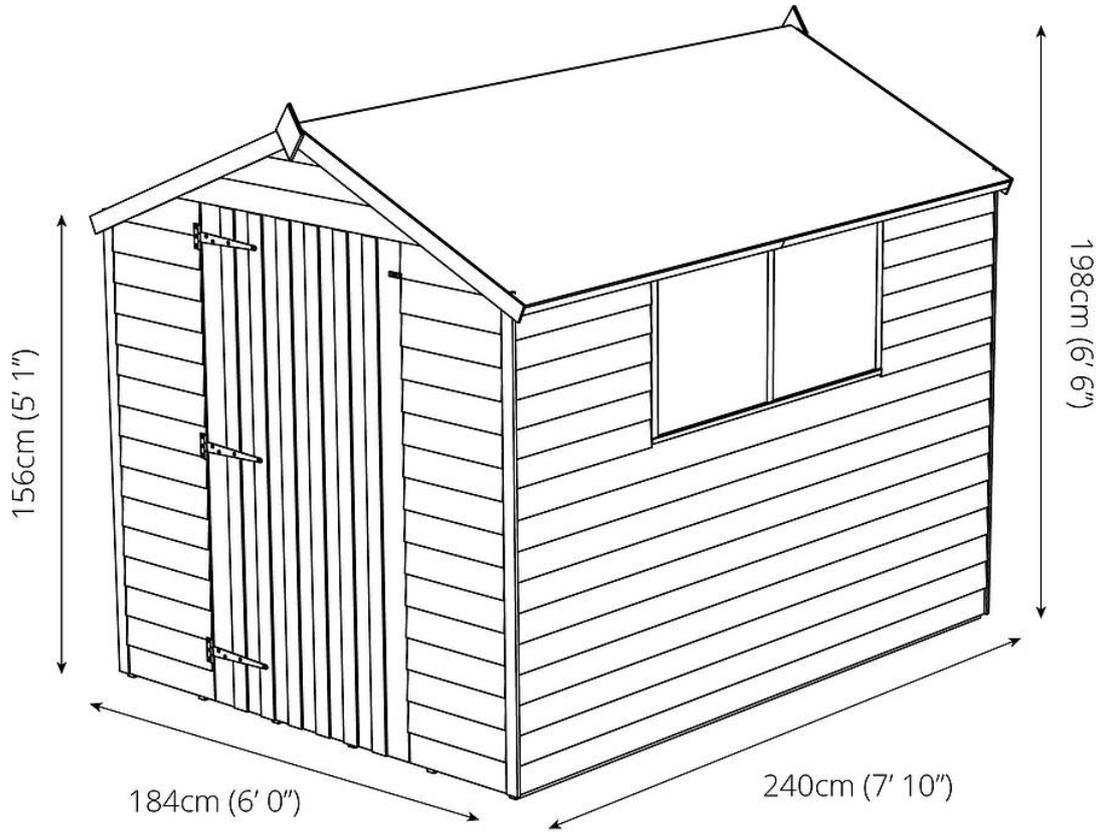
The field marked "A" on the site plan is approximately 75% utilised for agricultural production.

The intention is to fully develop the fields marked "B" and "C" on the site plan. To enable this, some extra agricultural help and assistance is vitally needed, with the required extra accommodation to house these additional workers. Without this extra help, and related accommodation, the future agricultural development of fields marked "B" and "C" will not happen, and there will be no increase in economic benefit, from this land, for St Martins.

Added to this, a planned agricultural spin-off business, starting this coming Autumn, also necessitates a vital need for seasonal accommodation, for those helping in this new project.

Currently on St Martins, with virtually 100% of available extra accommodation now converted to holiday accommodation, there is zero spare accommodation for seasonal agricultural workers.

**SHED DETAILS:** [8 x 6 Pressure Treated Overlap Single Door Apex Shed | Waltons](#)



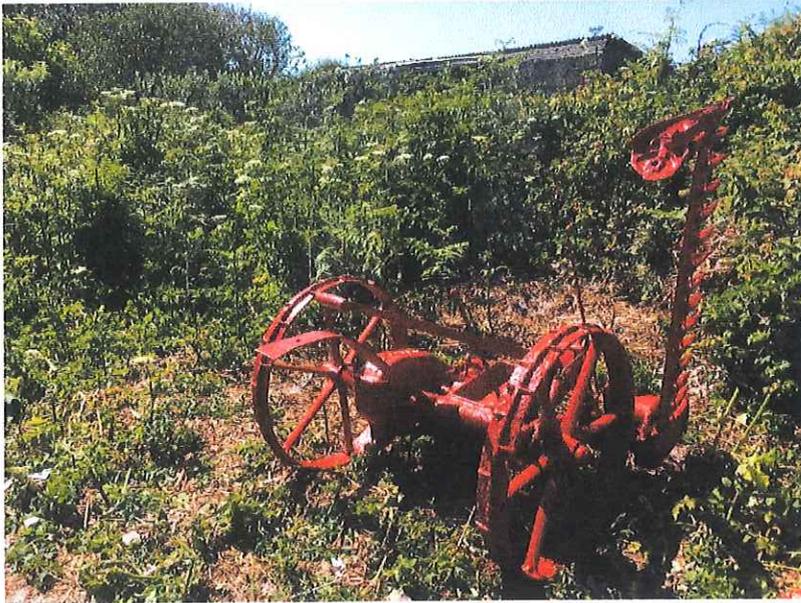


	<b>Imperial</b>	<b>Metric</b>
<b>Width</b>	74 inches	1.88m
<b>Depth</b>	94 inches	2.39m
<b>Eaves Height</b>	61 inches	1.55m
<b>Ridge Height</b>	78 inches	1.98m
<b>Door Width</b>	29 inches	0.74m
<b>Door Height</b>	65 inches	1.65m
<b>Internal Width</b>	67 inches	1.70m
<b>Internal Depth</b>	91 inches	2.31m
<b>Base Width</b>	67 inches	1.70m
<b>Base Depth</b>	92 inches	2.34m





**APPLICATION FOR THE CONVERSION OF BARN ON LAWRENCES BROW, ST MARTINS FOR  
SEASONAL AGRICULTURAL WORKERS ACCOMMODATION**



MacCormac hay topper

Restored, In front of my Barn on Lawrence's Brow

#### HISTORY AND BACKGROUND

The barn was erected as per tag below, from the date of erection, 1937, By F E Stevens and sons, Fuchsia Cottage, Middletown, St Martins

Fred Stevens was a flower farmer, and largest employer of agricultural workers here on St Martins.

The land he leased from the Duchy extended from Lowertown quay, along the South side of St Martins, to Highertown Quay and up over the Island almost as far as The Daymark.

There are three shuttered concrete buildings here on St Martins that Fred and family erected in the late thirties. Enquiring locally about these concrete barns, anecdotally it is believed that the one partly demolished at Lowertown housed his horses, while the one recently used to house the old fire tender, and the one this application applies to, now leased by myself, were erected to accommodate his agricultural workers.

This is the subject of my application

Upon taking up residence of the barn on Lawrence's brow I found inside, the rusting remains of an old bedstead, two disintegrating art Deco style chairs and three Tilly Lamps and Denby Ink bottle,



pictured here, which I have kept to this day.



#### ACCESS TO SITE

There is good access to the site, both by foot, and vehicles.

The site is accessed on both East and west, by wide tracks that allow unhindered passage of vehicles. My neighbour Jonathan Smith, 75m to the West, who also grows Organic produce, passes past my site daily in his tractor to service his yurt occupants and his organic produce, in his fields.

The track on the East side of my land is used by many farmers of the Island to drag seaweed from the beach, to use as fertiliser, as I do currently, on a daily basis.

The Post office is approximately 400m up Elbow lane, and the Emergency Fire/Ambulance station is 200m to the North, with ease of access to my land.

James Morton uses these tracks, passing the school 100m away, weekly on his rounds collecting recycled household waste, which is a benefit for my disposal on a weekly basis of items which I do not compost, or feed to my animals.

I have leased the land outlined in blue for 26 years and currently grow organic vegetables and fruit, for sale on the Island and keep a flock of around 50 birds, Hens, Ducks and Turkeys, for egg production. I have a 20m polytunnel on field marked "A" on the plan, which is in full production, with a variety of Tomatoes, Peppers, Cucumbers Aubergines, beetroot, onions and many other hothouse edible products.

The field marked "A" on the plan is nearly completely taken over to intensive vegetable production.

It is my intention, with assistance, to expand into fields marked "B" and "C" on the plan, to increase Organic vegetable production. This can only be achieved with considerable assistance, to reclaim this land from the inevitable creeping reoccupation, of nature.

## THE BARN

I have leased and used the concrete barn on Lawrence's Brow, continuously, as a store, a place of rest and occasionally accommodation, at times, over the past 26 years, working the land, on this site.

Despite its unattractive appearance, the barn has proved to be soundly built, steadfast and dry, for all of these years.

However, in a storm of 2020 the roof suffered a total collapse, and was in an unrepairable condition, with the internal roof rafters having rotted out at the ends, despite still being structurally sound and dry away from the contact with the concrete walls.

This calamitous collapse necessitated immediate resolution, the structural repair and renovation of the roof and all associated and connected materials, to enable me to carry on production.

I have retained and used some of these original rafters in this ongoing renovation project.



## RENOVATION

I have replaced the roof timbers and roof sheets with corrugated metal sheeting.

I took this opportunity to completely replace all elements of the roof, including purlins, barge boards, I included a breathable barrier membrane and wool insulation, finishing off internally, with sterling boarding and with revealed beams as before.

I have installed three Solar panels on the roof, which convert through an inverter, to produce 230v electricity inside, for lighting, phone charging, heating water for drinks and providing power to enable me to use my laptop inside to study and research. I have installed a 4G broadband wi fi hub to enable me to connect to the internet for these purposes.

There have, sadly, never been any bats inside the building, only nesting swallows, behind the original Bargeboards. Upon replacing the bargeboards I created 16 individual nest boxes in the void behind, with pop holes for varying bird sizes, and left the end of the barge boards open, to try to provide nesting sites for the previous Swallow family of some years habitation. I am thrilled to say my efforts have been rewarded and my swallows have returned, nested behind the bargeboards again and now have eggs in the nest. I also have sparrows and wrens nesting in the individual tenements I have created. No species has been negatively impacted by this work. In fact, I have increased habitation on many levels not previously in existence.

Externally, I have made no other changes to the original shuttered concrete structure, save securing some cracks, to prevent expansion.

Internally I have tanked out the floor and walls, installed a breathable membrane, filled the voids with wool fireproof insulation, then studded and boarded out with sterling board, to provide a clean, particle free environment.

I have replaced the doorframe and window, like for like, and now have a dry clean habitable building, with light and power.

I have flooring to rectify and external and internal decoration to be chosen.

I have also installed a smoke alarm, a fire extinguisher, fire blanket, and Carbon monoxide detector.

#### AMENITIES

Water is harvested from the roof, into two adjoined and sealed 2500L water tanks. These supply a sink inside the concrete barn, for cooking and washing up, and a hand wash basin in the adjacent shower shed structure. Water for human consumption, is in the form of bottled water.

There is a double bottle-fed tabletop gas hob for cooking in a modest way.

Six metres away from the concrete building, across some decking, and erected on a concrete slab I have an 8x6 ft Wooden shiplap Shower shed. The water for the small internal hand wash basin is drawn to the shed by wall mounted bilge pumps for hand wash.

Shower is in the form of a roof mounted solar shower bag, into an internal shower tray. The shower bag can be filled by a gravity fed standpipe attached outside to the two large water harvesting tanks.

The floor of the shed is sealed with Laminate oak flooring. There is an electric light inside, powered by the 3 main solar roof panels.

Inside this shed I also have a sawdust medium compost toilet.

The contents of the compost toilet, when emptied on demand, are added to and buried inside the site's general compost bay. After two years of Mesophilic and Thermophilic digestion the resulting inert compost will be used to feed the planting of some 150 indigenous trees I have to be planted on the site. The varieties I am currently planting are Rowan, Hawthorn, Blackthorn, Wild Cherry, Silver birch, and Penduline Oak I will also be creating living Golden willow avenue of fencing, to approach the field gate, where this spent compost will also be used, to fertilise and boost growth. This spent compost will be used within the boundaries of my land, which are indicated by the blue line on the plan.

This project will not be a drain on many of the Islands resources, such as water or sewage issues and problems which are constantly, and more frequently arising, from general Island concentration, habitation and finite resource.

#### WASTE AND RECYCLING

Most field waste is composted in the main compost bay. Some is fed to the domestic birds I keep for eggs.

All recyclable waste is collected in a small internal swing bin, inside the concrete barn. Outside there is a standard household dustbin to take from the internal bin. I intercept James Morton each Wednesday, as he passes the field, on his waste and recycling rounds.

Wastewater from the main building sink goes to an underground granite rubble soakaway 10m from the building.

Wastewater from the modest 10L shower bag and the hand wash basin, in the shower shed, also goes to an underground, rubble filled soakaway, again 10m from the shed.

#### THE GROWING BUSINESS

The barn, used as seasonal accommodation for agricultural workers, and as study base, will be an essential, integral and vital part of the business. It will enable and allow the business to expand, by offering sound professional accommodation for those joining the business to produce much needed Organic local produce, in a business which is rapidly expanding, and developing.

I have fifty years of growing experience, my family previously owning a considerable market garden business in Coventry.

On this site I operate a no dig policy, using compost and cardboard to mulch to suppress weeds and feed the earth. I am a member of The Soil association and Slow food and grow 1005 Organically.

It is my intention to not only expand the Organic growing business, but to teach and organise soil field trials, in the form of Hugulkultur and Biochar. Methods of carbon fixing.

I envisage one day to be able to offer courses, with an end qualification, in Organic growing and practices.

I am also about to embark on a business, here on St Martins, which will be creating alternative eco fuels, to replace fossil fuels. This would be a year-round enterprise and would create extra full-time employment positions here on the island, this will sit alongside, in connection with my Organic Growing business.

I please ask the members to pass this application to enable my business and related agricultural future projects to flourish and grow in harmony and balance within this loved and treasured environment.

Toby Tobin-Dougan

12/6/2021



RECEIVED BY THE  
PLANNING DEPARTMENT  
14 JUN 2021

## Thurs 29th April, 2021 Season,

Runner beans, moonlight 43

Butter beans, franchi 54

Borlotti beans 18

Broad beans, masterpiece 420

French beans, Noir 40

Courgette, goldrush 18

G Courgette 9

Spuds, Charlotte 180

Pes, champion of England 1,100

Mange tout, snow pea 2,300

Onions, Sturon 450, Stuttgarter giant 40

Cauli 15

Beetroot, boltardy (outside 240, )

Sprouts, Brigitte 45

Broccoletti 30

Romanesco broccoli 30

Red cabbage, Red baron 30

Cabbage, Golden acre 15

Curly kale 15

Kohlrabi, purple, 15

Butternut squash, 12

Crown Prince squash 14

Spaghetti marrow 5

Giant mammoth pumpkin 6

Giant sunflowers 20

Endive frenzy 18 lettuce Grenoble 15

ANIMALS: Aylesbury ducks 7, Light Sussex hens 35, (5 new chicks). Bronze Turkey Stag, bronze turkey hen (on 13 eggs)  
bourbon red Turkey hen (on 12 eggs)

21 golden Pheasant eggs currently in incubator

### Tunnel 1

TOMATOES: Sungold, Golden boy, Miele, Botton Doro, honeymoon, (63 in total)

Cue, magnum 12, Gherkin 14, Aubergine violetta 19 Melon Canteloupe 15, Melon ananas 15,  
Chilli lantern 6, Chilli Hot wax 15.

Chilli jalapeno 6,

Mix peppers long 10, Californian peppers 15

Lettuce Grenoble 14, Endive frenzy 12,

Beetroot boltardy 240

Peach tree, Peregrine, with five peaches forming

Sorrel, Basil classic, Lemon Basil, Cinnamon Basil, Sage, Oregano, Tarragon, Coriander, Rocket salad, wild rocket.

## TUNNEL 2

Tomato san marino 30

Tomato st Pierre 30

Beef Tomato (Tuscany) 9

Cucumber Montebello 10

Cucumber magnum 5

Gherkin 6

Rose garlic 120

Onion, Sturon sets 420