

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/Z0835/D/22/3290086
Appeal By	MR RAYMOND JACKMAN
Site Address	Westward Ledge Church Road Isles of Scilly Cornwall TR21 ONA

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:				
4.a. the appeal site or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.a. Is the site within a Conservation area? Please attach a plan of the Conservation area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. Is the site within a green belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

If yes, please send a copy of the site notice and the required local advertisement.

see 'Questionnaire Documents' section

9. Is any part of the site subject to a Tree Preservation Order?

Yes

No



PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes

No



Screening

10.c.i. Have you issued a Screening Opinion (SO)?

Yes

No



Please attach a copy of the SO that was placed on the planning register, and any other related correspondence

see 'Questionnaire Documents' section

10.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

Yes

No



Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?

Yes

No



Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.

Applies

N/A



11.a. the development hereby permitted shall begin not later than three years from the date of this decision.

Yes

No



11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Yes

No



11.c. the development hereby permitted shall be carried out in accordance with the approved plans.

Yes

No



11.d. any other conditions you regard as necessary?

Yes

No



Details of the condition(s) and reasons you regard the condition(s) as necessary are:

see 'Questionnaire Documents' section

PART 3

12.a.i. All the plans submitted with the application;

see 'Questionnaire Documents' section



12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;

see 'Questionnaire Documents' section



12.b.i. A copy of the letter/site notice with which you notified interested parties about the



householder planning application and a list of the addresses to which it was sent if applicable;

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;



[see 'Questionnaire Documents' section](#)

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;



[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;



[see 'Questionnaire Documents' section](#)

12.e. Design and Access Statement (if submitted);



12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);



[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

12.g. Extracts from relevant policies which have been saved by way of a direction;



12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;



[see 'Questionnaire Documents' section](#)

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.



12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



12.l. Your Authority's CIL charging schedule is being/has been examined;



12.m. Your Authority's CIL charging schedule has been adopted.



Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

A-22-001

Completed by

Andrew King

On behalf of

The Isles of Scilly Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Lisa Walton

Phone no (including dialling code)

07871982537

Email

lisa.walton@scilly.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/Z0835/D/22/3290086

Appeal By MR RAYMOND JACKMAN

Site Address
Westward Ledge
Church Road
Isles of Scilly
Cornwall
TR21 0NA

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 6.a. A plan of the Conservation Area.
File name: Q6 Conservation Area.pdf

Relates to Section: PART 1
Document Description: 8. A copy of the site notice and/or the required local advertisement.
File name: Q8 Site Notice.pdf

Relates to Section: PART 2
Document Description: 10.c.i. A copy of the Screening Opinion (SO) that was placed on the planning register, and any other related correspondence.
File name: Q10ci Screening Opinion.pdf

Relates to Section: PART 2
Document Description: 11.d. Any other conditions you regard as necessary.
File name: Q11d LPA CONDITIONS_3290086.pdf

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: Q12ai Plans 01-10.pdf

Relates to Section: PART 3
Document Description: 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided
File name: Q12aii Plan List.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name: Q12bi Neighbour & Site Notices.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name: Q12bi Neighbours List.pdf

Relates to Section: PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.
File name: Q12bii Correspondence & List.pdf

Relates to Section:	PART 3
Document Description:	12.c. A copy of the letter with which you notified people about the appeal.
File name:	Q12c Appeal Notification Letter.pdf
Relates to Section:	PART 3
Document Description:	12.c. A list of the addresses of the people who were notified of the appeal.
File name:	Q12c Appeal Notification Letter.pdf
Relates to Section:	PART 3
Document Description:	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Q12d Delegated Report.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Q12f IOSLP Front Cover.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Q12f IOSLP LC8.pdf
File name:	Q12f IOSLP OE1.pdf
File name:	Q12f IOSLP OE7.pdf
File name:	Q12f IOSLP SS2.pdf
Relates to Section:	PART 3
Document Description:	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
File name:	Q12h IOS Design Guide Extract.pdf
Completed by	Not Set
Date	27/01/2022 15:38:37
LPA	The Isles of Scilly Council