

**RECEIVED**

By Lisa Walton at 9:07 am, Oct 12, 2021

**From:** [Daniel Moulson](#)  
**To:** [Lisa Walton](#)  
**Cc:** [REDACTED]  
**Subject:** Re: P/21/069/FUL Polytunnel at Holy Vale  
**Date:** 11 October 2021 13:56:15  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

Dear Lisa,

As requested, we have now completed the table that you sent. Hope this is ok.

Holy Vale Farm size: 1.8495(ha) 4.57acres Nature of Agricultural Activities: Permanent Grass Pasture, which includes ponds, scrapes and drainage ditches to comply with the HLS requirements. Leaseholder: John & Kay Banfield Leaseholder Address: Middle Tinks Cottage, Holy Vale, St Mary's, Isles of Scilly, TR21 ONT Lease Period: 20 Years Rationale for New Agricultural Building: The current Polytunnel which is being used for storage of equipment, tools and as a workshop is not large enough, nor secure enough, for the machinery required to manage the landholding that we currently have. The size of landholding may be deemed "small" but regardless of size the machinery required to maintain the land and meet the HLS requirements is still the same as a larger holding. In coming years' we will likely be carrying out major tree management/work (in line with regulations and legislation) to enhance the area and improve the health of the Elm trees - having all the required equipment and facilities accessible and on site will enable this work to be carried out more easily. Notwithstanding the potential imminent sale of the campsite and the fact that any tools/machinery currently stored there will need to be moved on and stored elsewhere for security and maintenance reasons; consequently it makes sense to have them all stored in one location, rather than spread around and potentially incurring additional costs, damage and losses.				
Equipment	Currently stored	Owned by	Frequency of Use	Rationale for needing to be moved to this site
Tractor & Front Loader	stored in Polytunnel	John Banfield	Work dependant - daily	n/a
Topper	stored in Polytunnel	John Banfield	Work/Season dependant	n/a
Rotavator	stored in undercover off site at: Garrison Campsite Shed	Dan Moulson/John Banfield	Work/Season dependant	Better to have machinery on site for use when required, rather than

				having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated prior to sale and loss of storage space.
Trailors x 2	x1 stored outside in the field bottom left-hand side of the yellow track at Holy Vale x 1 stored offsite outside at: Garrison Campsite Shed	John Banfield Dan Moulson	Work dependent - daily/weekly	Would like to store inside to protect from the elements and increase longevity. Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated prior to sale and loss of storage space.
LinkBox x2	stored in	John Banfield	Work dependent -	Would like

	field next to Polytunnel	Dan Moulson	daily/weekly	to store inside to protect from the elements and increase longevity. Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated prior to sale and loss of storage space.
Digger	stored in field next to Polytunnel	John Banfield	Work dependent - daily/weekly	n/a
Flail x 2	1 x Stored in Polytunnel at Holy Vale 1 x stored in undercover off site at: Garrison Campsite Shed	John Banfield Dan Moulson	Work/Season dependent	Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we

				would like to get all machinery relocated prior to sale and loss of storage space.
Chipper	stored in undercover off site at: Garrison Campsite Shed	Dan Moulson	Work/Season dependant	Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated prior to sale and loss of storage space.
Log Saw	stored in undercover off site at: Garrison Campsite Shed	Dan Moulson	Work/Season dependant	Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all

				machinery relocated prior to sale and loss of storage space.
Splitter	stored in undercover off site at: Garrison Campsite Shed	Dan Moulson	Work/season dependant	Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated prior to sale and loss of storage space.
Chainsaws	stored in undercover off site at: Garrison Campsite Shed & Holy Vale	John Banfield Dan Moulson	Work/Season dependant	Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated

				prior to sale and loss of storage space.
Various smaller pieces of equipment and tools	stored undercover both in the Polytunnel at Holy Vale and offsite at: Garrison Campsite Shed	John Banfield Dan Moulson	Daily/Weekly/Work/Season dependant	Better to have machinery on site for use when required, rather than having to drive through town. Garrison Campsite is also for sale and we would like to get all machinery relocated prior to sale and loss of storage space.

Many Thanks

Dan Moulson

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**From:** Lisa Walton <Lisa.Walton@scilly.gov.uk>  
**Sent:** 11 October 2021 10:40  
**To:** Daniel Moulson [REDACTED]  
**Subject:** RE: P/21/069/FUL Polytunnel at Holy Vale

Dear Dan,

Can you let me know the nature of the agricultural activities that take place on this land (the subject of the amended plan). Can you confirm the frequency of use of the equipment, the length of the lease and why the equipment is to be moved to this site by completing the table below.

Thanks  
Lisa

**From:** Daniel Moulson <[REDACTED]>

**Sent:** 08 October 2021 19:21

**To:** Lisa Walton <Lisa.Walton@scilly.gov.uk>

**Subject:** Re: P/21/069/FUL Polytunnel at Holy Vale

Hi Lisa,

That's great you received the email, and are thinking of conducting a site visit.

Please could you let me know when you plan to visit so that I can be available to meet with you and I can get permission from John Banfield regarding access and hopefully we can both be available to meet with you. This way if you have anything else you would like to know we are there.

Many Thanks

Dan Moulson

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**From:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>

**Sent:** Thursday, October 7, 2021 1:53:38 PM

**To:** Daniel Moulson <[REDACTED]>

**Subject:** RE: P/21/069/FUL Polytunnel at Holy Vale

Hi Daniel,

Yes I did receive the map and response, thank you for sending that in. I will be carrying out a site visit shortly and be considering the information provided and will let you know if there is anything further.

Thanks

Lisa

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**From:** Daniel Moulson <[REDACTED]>

**Sent:** 07 October 2021 13:02

**To:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>

**Cc:** [REDACTED]

**Subject:** Re: P/21/069/FUL Polytunnel at Holy Vale

Hi Lisa,

I'm sending this email to see if you have received the email answering the questions you have asked.

Many Thanks

Dan Moulson

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**From:** Daniel Moulson <[REDACTED]>  
**Sent:** 30 September 2021 18:57  
**To:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Re: P/21/069/FUL Polytunnel at Holy Vale

Hi Lisa

Please find attached plan which shows the full extent of the tenanted land in question; this does not require a different declaration of ownership.

Currently the machinery is stored as follows:

- Tractor & Front Loader (stored in Polytunnel)
- Topper (stored in Polytunnel)
- Rotavator (stored undercover, offsite)
- Trailors x 2 (1 stored outside in the field bottom left-hand side of the yellow track, 1 stored offsite outside)
- LinkBox x 2 (stored in field next to Polytunnel)
- Digger (stored in field next to Polytunnel)
- Flail (stored undercover offsite)
- Chipper (stored undercover offsite)
- Log Saw (stored undercover offsite)
- Splitter (stored undercover offsite)
- Chainsaws (stored undercover on and offsite)
- Various smaller pieces of equipment and tools (stored undercover both in the Polytunnel and offsite)

We would like all machinery currently stored offsite undercover, in order to protect it from the elements, to be onsite; additionally, the machinery currently stored onsite outside would also be kept inside, in the proposed Polytunnel replacement.

The proposed Polytunnel replacement will not be used for storage of bulbs or crops.

The submitted proposed plan drawing indicated a concrete pad at maximum of 275mm thick will be laid for the building to be constructed on; however, my understanding from talking to the ground works specialist is that for the purposes of this build, it is more likely to be 150mm thick.

Hopefully that answers all your questions?

Many Thanks

Dan Moulson



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**From:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>  
**Sent:** 27 September 2021 08:17  
**To:** Daniel Moulson [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: P/21/069/FUL Polytunnel at Holy Vale

Dear Dan,

Thank you for your response to the issues raised. Please can you update the Location Plan to show the extent of the tenanted land (with a blue line drawn around). If inclusion of this additional land requires a different declaration of ownership, please ensure you provide this.

Can you provide me with details about where the various storage areas, currently used for the equipment listed, are located. Is the agricultural barn to be used to store any crops/bulbs or other and if so what is the ratio of this space versus the storage space for the equipment.

Do you propose to lay a foundation for this building, if so please can you provide details.

Thank you  
Lisa

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**From:** Daniel Moulson [REDACTED]  
**Sent:** 26 September 2021 12:37  
**To:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Re: P/21/069/FUL Polytunnel at Holy Vale

Dear Lisa

Many thanks for your email requesting further clarification in relation to the agricultural needs associated with the land in question.

The size of the field in which the replacement building will be situated is just a part of the area of land within John Banfield's agricultural lease, which will be serviced by the building. The agricultural equipment required and stored within the proposed, more secure, building is necessary to ensure this land is maintained appropriately (both to satisfy the Duchy's requirements but also for the benefit of wildlife under the High Level Stewardship Scheme).

The total size of the landholding is 1.849 ha (4.57 acres); this includes a meadow, wetland area and ponds, orchard, terraces, extensive gardens, permissive paths, storm drains and Elm tree/hedgerow boundaries; such a variety of habitats/land types/maintenance expectations requires different equipment and machinery to ensure its effective management.

Larger machinery required (and currently in use in Holy Vale) includes:

- Tractor & Front Loader
- Topper
- Rotavator
- Tractor
- LinkBox
- Digger
- Flail
- Chipper
- Log Saw
- Splitter
- Chainsaws

In addition to this there are various smaller pieces of equipment as well as all of the tools required for maintaining the equipment, along with the spares should something break.

The Polytunnel which is currently in the field does not allow us to store all of the required machinery listed above; it is neither large enough in area nor in height, which means expensive machinery is stored outside in the elements. This is not only bad for the machinery, as it increases the chance of breakages and maintenance required, but it can also look untidy and is not what we want for Holy Vale or the wider scenic beauty of the AONB.

The current Polytunnel is not secure and machinery, tools and equipment stored both in the tunnel and outside (for lack of internal storage space) is easily accessible, and can be tampered with or taken should others feel inclined to do so.

I hope that this information answers all your queries but if you require anything further in relation to the above please do get back to me.

Many Thanks

Dan Moulson

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**From:** Lisa Walton <[Lisa.Walton@scilly.gov.uk](mailto:Lisa.Walton@scilly.gov.uk)>

**Sent:** 23 September 2021 13:51

**To:** Daniel Moulson <[REDACTED]>

**Subject:** P/21/069/FUL Polytunnel at Holy Vale

Dear Dan,

Please find attached a request for clarification as to agricultural need.

Regards

Lisa

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

Email: [lisa.walton@scilly.gov.uk](mailto:lisa.walton@scilly.gov.uk)  
Tel: 01720 424456 (Voicemail only during Lockdown)  
Mob: 07871 982537 (mobile phone signal dependent)  
Reception: 0300 1234 105



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