



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/21/101/FUL **Date Application Registered:** 29th November 2021

Applicant: Mrs Sian Greenlaw &
Mr Liam Greenlaw
8A Ennor Close
Old Town
St Mary's
Isles Of Scilly
TR21 0NL

Site address: Longstone Bungalow Longstone St Mary's Isles Of Scilly TR21 0NW
Proposal: Construction of a detached, self-build dwelling for local need (Departure from the Development Plan) (AMENDED PLANS)

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions and be occupied in accordance with the **Section 106 Legal Agreement:**

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 Plan
- Plan 2 Block Plan
- Plan 3 AMENDED Plans and Elevations, drawing number: LS-PD-3h
- Design and Access Statement (Sustainable Design Measures, Biodiversity Enhancement Measures)
- Plan 4 Landscaping and Biodiversity Plan
- Site Waste Management Plan

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 Policy OE1 of the Isles of Scilly Local Plan (2015 – 2030).

C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C) or chimneys or flues (Class G) shall be erected or constructed on the dwelling, hereby permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock in accordance with Policy LC3 of the Isles of Scilly Local Plan (2015-2030).

C4 Any electricity, water, sewage, telephone and cabling services to the development the subject of this application shall be placed underground.

Reason: To ensure that the character and appearance of this development is sympathetic to this location and in the interests of the character and appearance of the conservation this rural locality in accordance Policy OE7 (5) of the Isles of Scilly Local Plan (2015 – 2030).

C5 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 any external lighting 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 the locality, including those of neighbouring residential properties and to protect 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 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.

Further Information

1. **Section 106 Agreement:** The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwelling to ensure it contributes towards the housing need of the local community.
2. **Access for Fire Appliances:** Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access.
3. **Water Supplies:** Adequate water supplies for Firefighting purposes will need to be achieved by: Compliance with Part B5 of Approved Document B, Fire Mains and Hydrants. Application to South West Water: Please ensure an application is made to South West Water for new water supply connections: developerservicesplanning@southwestwater.co.uk
4. **Building Control:** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk.
5. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £116 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
6. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
7. Registering for appropriate Business Rates/Council Tax: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk.

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: 21st February 2023



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mrs Sian Greenlaw & Mr Liam Greenlaw

Please sign and complete this certificate.

This is to certify that decision notice: P/21/101/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Sian Greenlaw & Mr Liam Greenlaw.

1. **I/we intend to commence the development as approved:** Construction of a detached, self-build dwelling for local need (Departure from the Development Plan) (AMENDED PLANS) at: Longstone Bungalow Longstone St Mary's Isles Of Scilly TR21 0NW
on:
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name: _____

Signed: _____

Date: _____

Please sign and return to the **above address** as soon as possible.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorized work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

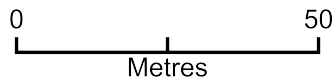
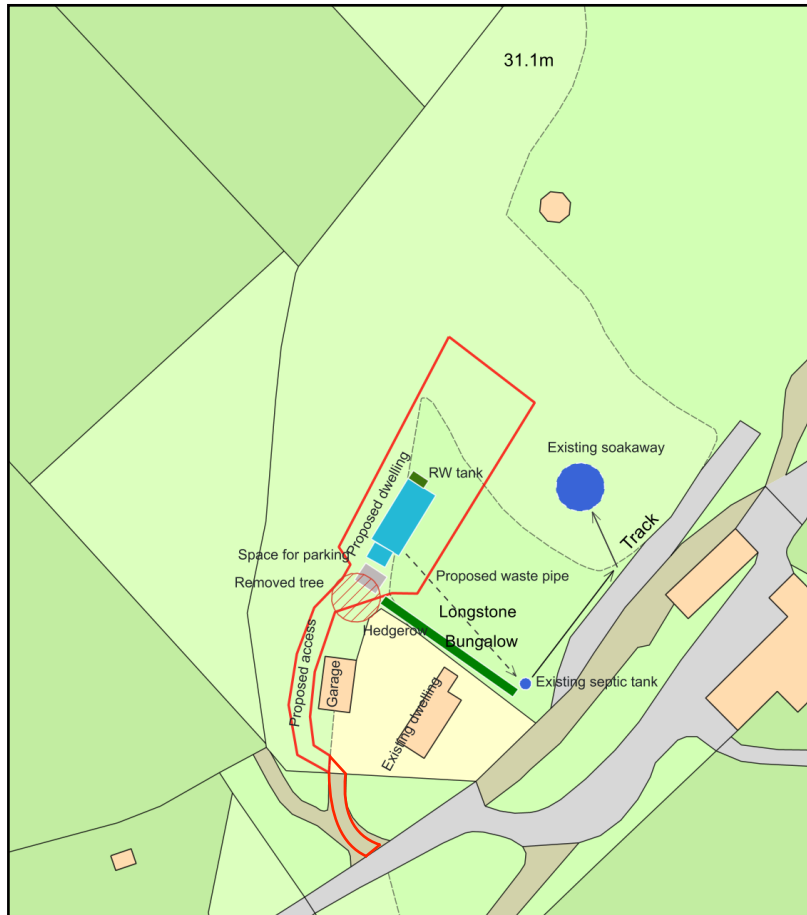
Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

APPROVED
By Lisa Walton at 2:49 pm, Feb 21, 2023

Proposed dwelling; Longstone - Location Plan

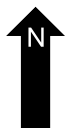
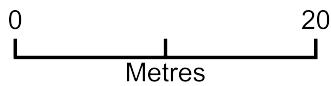
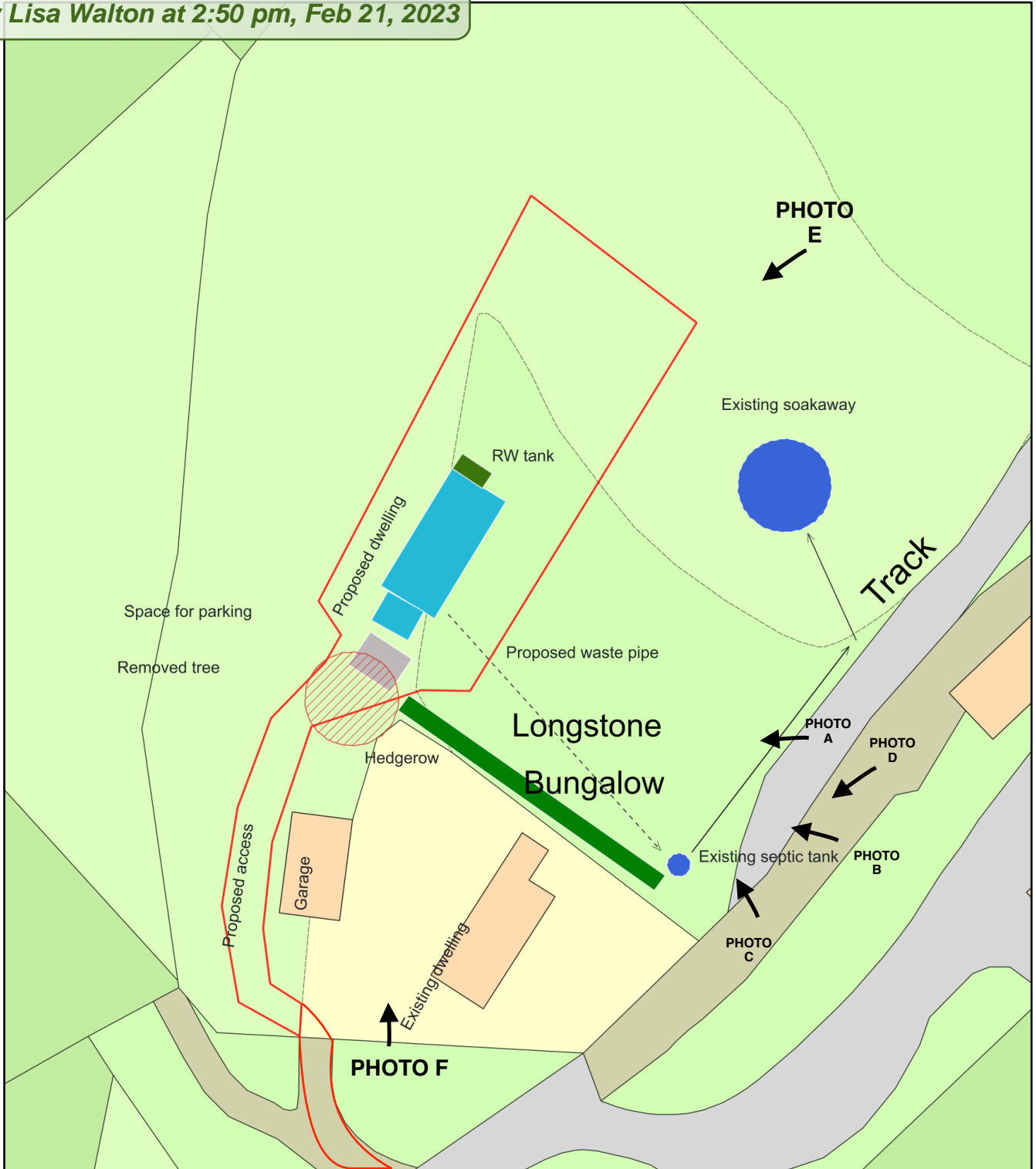


Plan Produced for: Council of Isles of Scilly
Date Produced: 18 Nov 2021
Plan Reference Number: TQRQM21322093311803
Scale: 1:1250 @ A4

Proposed dwelling; Longstone

APPROVED

By Lisa Walton at 2:50 pm, Feb 21, 2023

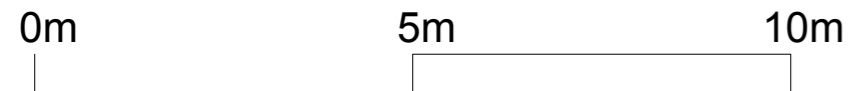


Plan Produced for: Council of Isles of Scilly

Date Produced: 18 Nov 2021

Plan Reference Number: TQRQM21322091105629

Scale: 1:500 @ A4



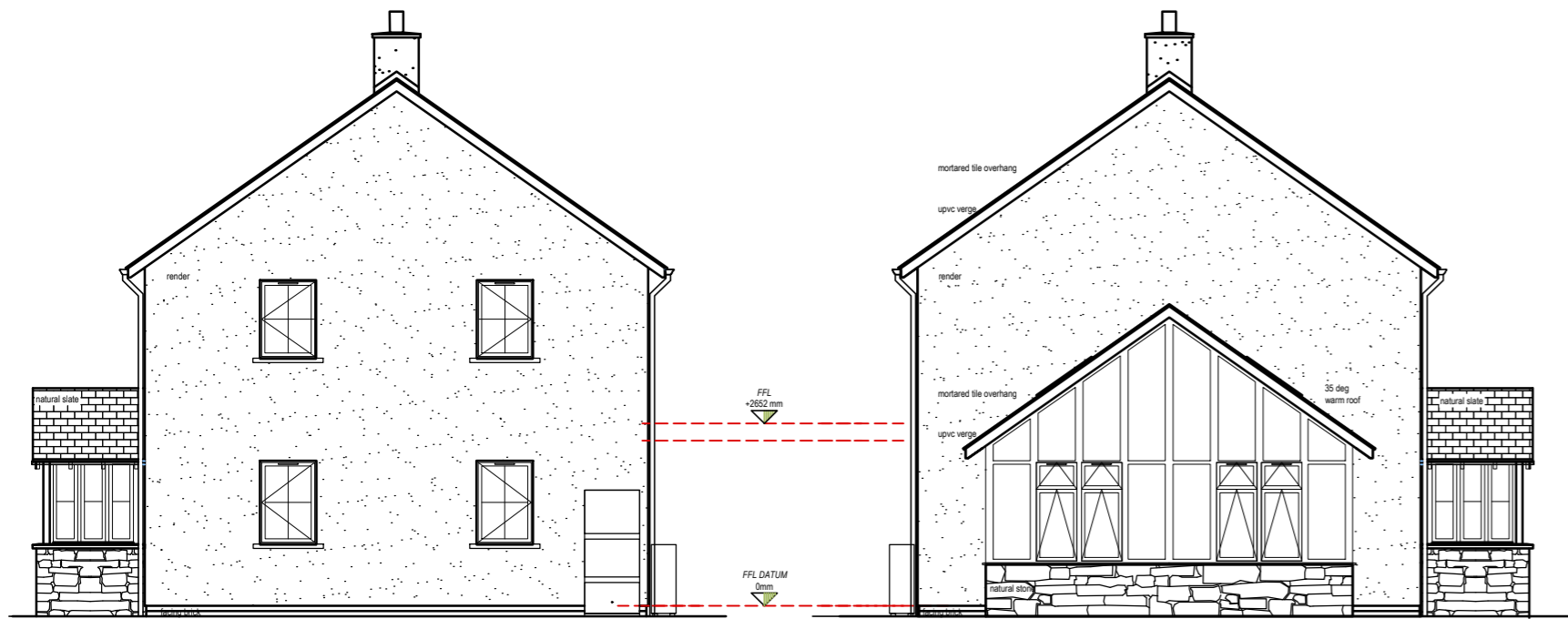
Scale bar 1:100 at A2



West Elevation
(Rear)

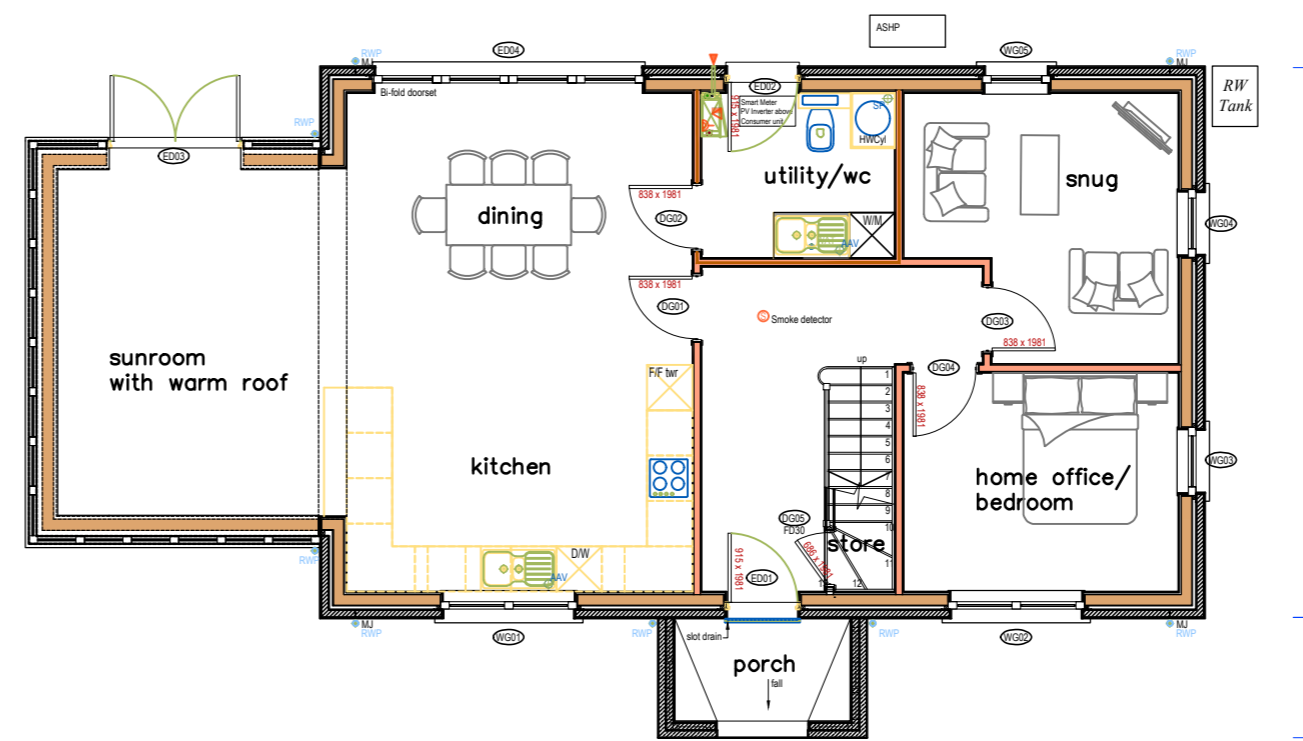


East Elevation
(Front)

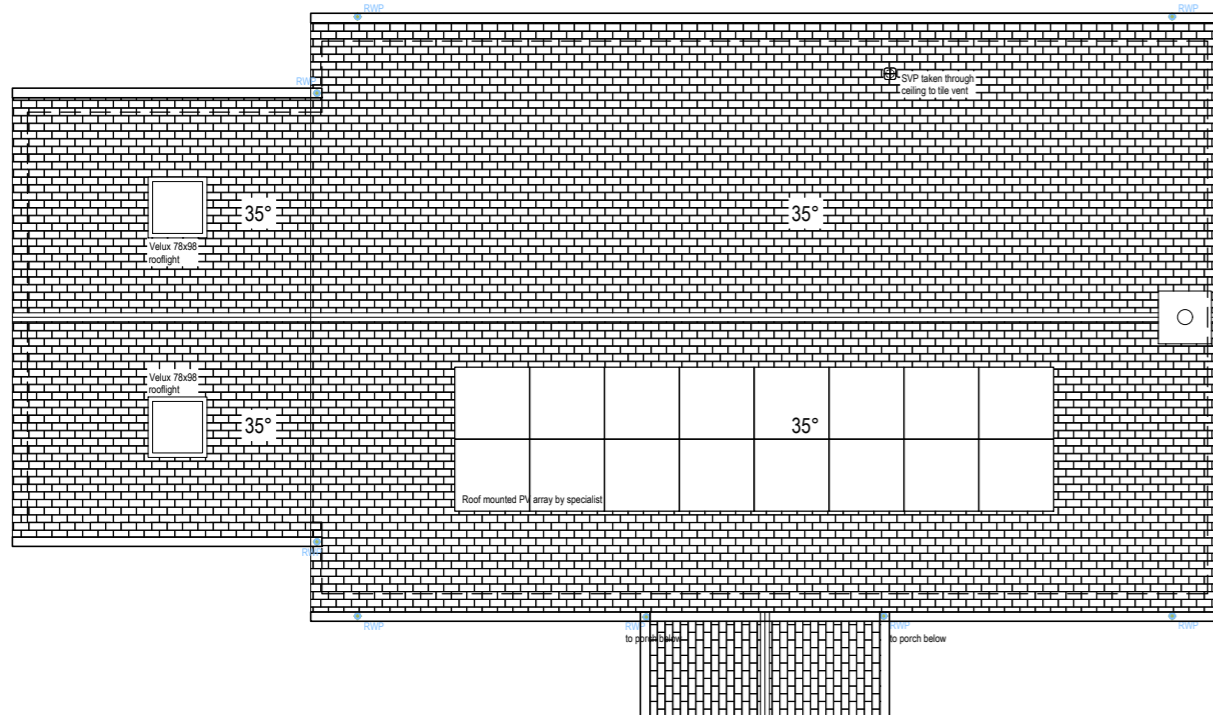


North Elevation

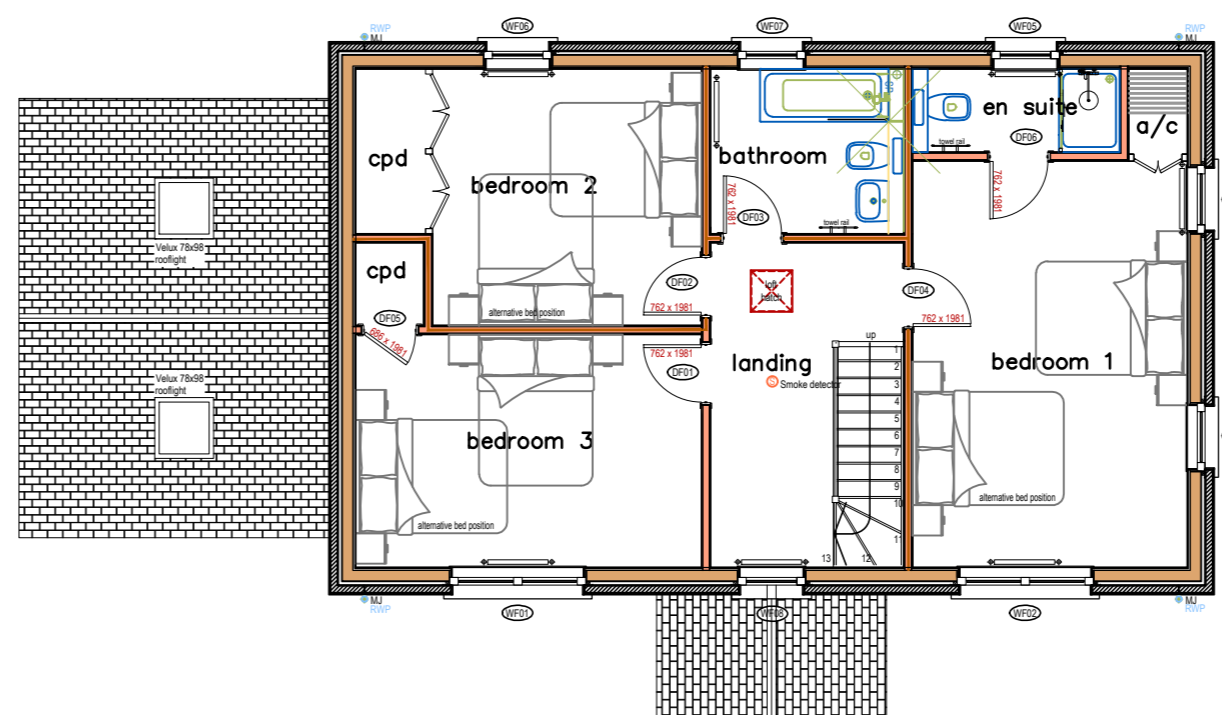
South Elevation



Ground Floor
Plan 90.0 sqm
excl porch



Roof Plan



First Floor Plan
72.5 sqm

The Contractor shall check all dimensions on site prior to commencing works.
Discrepancies shall be reported to the client or designer before proceeding.
Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
This drawing shall be read in conjunction with all construction drawings, specifications and all relevant drawings produced by other consultants.

Rev	Notes	Date
B	Home office added and area adjusted to accord with planning policy. Roof lights reduced in number. Bedroom windows adjusted to front. Sun room doors and dining doors relocated.	Oct 2021
C	ASHP, RW Harvesting tank and PV Array indicated	Nov 2021
D	Chimney stack added	Nov 2021
E	Roof Plan added as requested by planning authority	Nov 2021
F	Storm Porch and clipped eaves added as requested by DOC	Feb 2022
G	Clipped verge and exposed eaves rafters. Stone to porch and sun room plinth walls as DOC request.	Mar 2022
H	Planning - external leaf wall build up updated for planning.	Mar 2022

Planning Issue

APPROVED
By Lisa Walton at 2:48 pm, Feb 21, 2023

Longstone
St. Mary's
Isles of Scilly

Proposed New Dwelling

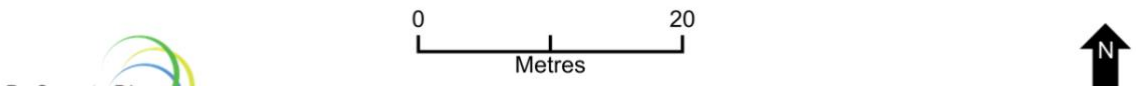
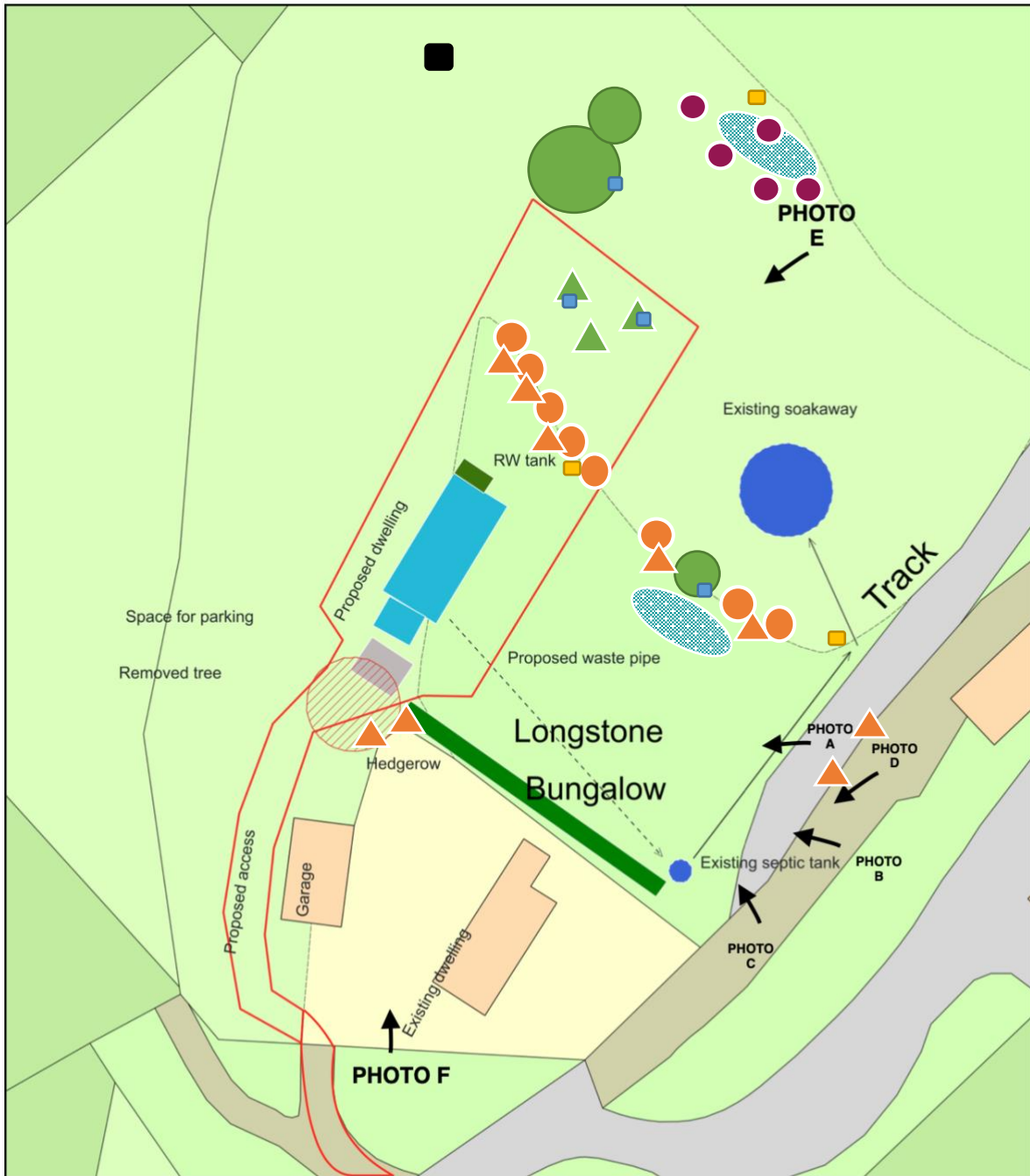
Mr L. Greenlaw & Miss S. Scott

Date - May 2018
Amended - October 2021
Scale - 1:100 @ A2

More Architecture and Design LLP
morearchitectureanddesign@aol.com

LS-PD-3h

Biodiversity and Landscaping Plan: Longstone



Site Plan Key:

	Existing trees – to be retained		Proposed Hawthorn/ Hedging
	Existing Hedging		Bee blocks/hotels (minimum, will be more)
	Existing Shrubs		Bird boxes – proposed
	Proposed Trees (exact location dependent on location of soakaway)		Bat boxes – proposed
			Proposed wildflower meadows

Context

The measures shown on the site plan provide a guide to the minimum biodiversity measures to be included. The plan shows the plot relating to this planning consent within the wider site. We are working with my family, who own the wider site to implement various measures and provide a holistic approach – not just those which are required for planning within the red line plan, in line with our ethos for improving and enhancing biodiversity on this site. The exact location of some tree planting will be determined by the location of the existing and proposed rainwater soakaway etc.

Specification of bat boxes:

The box selected will be chosen to be suitable for use by common pipistrelle bats – the species most abundantly present on St Mary's. This will be located within the existing pine belt, the area of the site most likely to be used by bats. This will also ensure that the bats will not be disturbed during the construction works. The proposed location is not within the curtilage of the plot however, we have included on this plan as part of the wider collaborative biodiversity plan for the wider site and to show the refuge location during construction works.

Specification of bird boxes:

Boxes will be mounted on existing and proposed trees within the red line plot and within the wider site, at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats.

Boxes will be sourced online, to the appropriate specifications provided by the RSPB for communal nest boxes for House Sparrows, hole-dwelling species such as, Blue Tits and open-fronted boxes for species such as, Robin and Blackbird.

Protection during development:

In order to ensure legislative compliance, the contractors undertaking tree works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981)³. Observation of the recommendations provided in Appendix 2 will ensure this.

Tree works will be timed to ensure this will take place outside of breeding season. If works must take place during breeding season, the methodology outlined within the Bat survey accompanying this planning application will be followed.

The scheme of tree planting will take place once the new dwelling is completed or at a stage suitable to minimise risk of damage or disturbance once planted. The location and layout of biodiversity measures has been determined in order to minimise disturbance from the works and utilise existing biodiversity to create abundant habitats.

Implementation plan:

First phase (before and during development)

The first phase of this Biodiversity and Landscaping plan will include, the removal of the single Monterey Pine tree in order to ensure this is completed ahead of breeding season. Bird boxes, bee blocks/hotels and bat boxes can be installed during the development as these will not be impacted or disturbed by the construction works.

Second phase (immediately after development)

The scheme of tree planting, not previously completed during the first phase of this plan, will be completed as soon as practical following the completion of the new dwelling or if opportunity allows, in parallel to construction works. Cuttings will be retrieved from existing trees present on the islands; to avoid risk of disease and ensure only native species to the islands are used.

Proposed Hawthorn or other hedging will be planted as soon as practical, either during the latter portion of the first phase or immediately after completion of the new dwelling. Wildflower meadows will be planted across the site. The above plan gives an indication of the location of these; however these will likely be larger and replanted as and when required. Wildflower will be planted within the curtilage of the plot once the dwelling has been completed and a suitable location identified; this may be in large pots to avoid trampling. Additional bee blocks may be located close to these meadows to provide an optimum habitat.

Long term

Following completion of the new dwelling, the proposed biodiversity and landscaping measures will be maintained. Any trees, shrubs or hedging which does not survive will be replaced as soon as practical.

RECEIVED

By Olivia.Rickman at 4:55 pm, Nov 23, 2021

APPROVED

By Lisa Walton at 3:06 pm, Feb 21, 2023

November 2021

Design and Access Statement: Proposed new dwelling at Longstone

Overview of project

We are seeking planning permission for a two-storey detached dwelling to meet local need, and accommodate 3 bedrooms and 1 office/ground floor bedroom, in the garden of the existing Longstone Bungalow. The design and layout of the home is planned to meet our current and future needs, with the inclusion of an office in one of the bedrooms to accommodate business and work requirements.

Design & Scale

The main design principles are to provide an unobtrusive, well presented dwelling which sits in keeping with the neighbouring property, nearby houses and the landscape. The scale of the proposed dwelling is similar in height to the neighbouring property on the site, with the proposed dwelling 40cm taller.

The proposed dwelling is set back from the lane which runs in parallel and is set lower than the site; meaning it would not be visible to passers-by. The dwelling will be finished with render and a natural slate roof. The design of the home is subject to Duchy approval, who retain architectural rights for the property. Initial discussions have indicated that the design is in keeping with surrounding properties and has been sent for comment from the Duchy's architect.

Sustainability

As the land is already in our ownership, the viability of the project is greatly improved and will allow for a number of features to be included in the design. First and foremost, we will apply a fabric first approach; and the home will be built with timber frame and external block work which can be fitted with insulation both in between the block and timber frame, as well as in between the timber frame panels to improve the U-value and airtightness. We intend to include an air source heat pump, powered by solar PVs to supply underfloor heating and negate the need for the use of fossil fuels to heat the home. Although there is a chimney shown on the plans, this will be used to provide ventilation and for aesthetic purposes only; in line with the Duchy's design requirements.

External rainwater collection tanks will be fitted with a pump to allow this to supply the toilets and external water taps. The windows will be made from aluminium with thermal breaks to improve the overall energy efficiency and airtightness of the home. Aluminium windows are shown to be the most suitable material for coastal locations and provide a sustainable, fully recyclable material.

It is also our intention to provide capabilities to charge an Electric Vehicle for personal and business use in the future.

Benefits

We appreciate that our proposal does not meet Policy LC7 through utilising a site allocated in our Local Plan (2015-2030) for housing; however we hope that our application demonstrates how utilising a site already in our ownership will allow us to create a higher quality, sustainable home through improving the viability of this project.

As the site already has an existing home present, as well as a number of properties in the immediate vicinity, we are able to connect to the existing infrastructure in place. The pre-app advice received indicated that the Local Plan Policy LC7 was designed to ensure we

protect undeveloped parts of the islands, to focus infrastructure to existing connections. The design of this proposed dwelling plans to connect to a septic tank serving the existing property on the site and so does not add additional pressure to this infrastructure. Communications with South West Water have also indicated that they would be able to support this application via water supply. The application also looks to connect to an existing driveway which joins onto a private lane so should not impact the public highway.

The pre-app advice received also quoted that to date, within the plan period, the LPA have permitted 23 new homes, of the 105 identified as required to meet current and future housing need on the islands. Of this number, only 1 has been completed indicating severe market failure. We wish to solve the housing problem for ourselves by building a lifetime home to meet our current and future needs. We are open to a Section 106 agreement to ensure this remains a local need dwelling in perpetuity. Both applicants also meet the requirements of Policy LC2 for Qualifying for Affordable homes.

By building our own home and solving the housing need issue for ourselves; we will also free up a one-bedroom social property for another individual or couple in housing need.

Our proposal also addresses a number of Local Plan (2015-2030) policies:

SS1: Principles of sustainable development

The proposed new dwelling at Longstone will make a positive contribution to the social, economic and environmental needs of the islands through:

- Incorporating sustainable design measures and renewables; made possible with the ability to build on land already owned by the applicants. This will include capabilities to charge electric vehicles in the future as part of the applicant's personal and business needs
- Utilising the existing driveway to Longstone Bungalow to improve access via the highway; by extending this out of view from the public domain and minimising loss of green space unnecessarily
- Promoting the biodiversity gain on the site by incorporating a scheme of tree planting, specifically local native species which compliment and enhance the existing local biodiversity.
- Bird and bat boxes, bee hotels and (native) wildflower nectar sources for pollinators will also be incorporated into the site. This will provide more variety of and quality of food sources and shelter for wildlife than existed prior to the proposed development
- Incorporating water saving measures, including rainwater collection and pump fed system to supply the dwelling's toilets and outdoor taps with rainwater.
- Energy efficient measures utilised throughout the home, including smart appliances and LED lighting.
- Allowing a local household to continue to contribute to the islands' economy through their business and voluntary activities
- Support the needs of the applicants' family through shared maintenance on and around Longstone Bungalow and potential future needs

SS2: Sustainable quality design and place-making

Access to the proposed new dwelling has been designed to minimise the unnecessary disruption of open green space. The proposed access will be nestled behind the existing

garage accompanying the neighbouring property (access rights agreed). This will shield the access driveway from view and make use of the existing driveway to Longstone Bungalow. The proposed dwelling has been located set back from the neighbouring property, both to protect the impact on the landscape and its visibility and also to provide privacy to both the new dwelling and existing property. The boundary between the property will also be lined with shrubbery to provide further natural shielding from overlooking and noise.

Sustainable features have been incorporated throughout the design of the proposed dwelling. Windows have been designed to maximise natural light and warmth; made from sustainable materials to improve airtightness and retain heat in winter. Waste and recycling facilities have also been considered and an external bin store will be located next to the property and by the driveway to allow easy collection from the highway. This can also be shared by the existing property.

LC3: Balanced housing stock

The proposed dwelling has been designed to meet the current and future needs of the applicants. The dwelling includes 4 bedrooms, 1 of which will form an office space for Liam, who is a self-employed builder and also remote working space for Sian, who is employed by the Council. This office space is also located on the ground floor, and so provides an opportunity to reconfigure bedrooms if accessibility needs change in the future. By providing a home that meets our current and future needs, will allow us to remain in our home for a lifetime as well as, continue to operate a business out of. This also provides opportunities for multi-generational living; if family needs require such in the future. The proposed dwelling is designed in accordance with the Nationally Described Space Standards and local planning policy to provide the below usable floor space:

No. of bedrooms	Max no. occupants	Storeys	Floor space
4	8	2	161.3m ² *inclusive of storage

OE2: Biodiversity and Geodiversity

To enable the proposed dwelling, 1 Pine tree will need to be removed to allow sufficient space from root coverage. This will be replaced with a scheme of tree planting of native species elsewhere on the site, predominantly Elm and Hawthorn. We will look to acquire cuttings from existing Elm and Hawthorn on the islands to avoid the spread of disease from importing these. The wood from the removed tree will be utilised in the house build either through internal beams or furniture to ensure no unnecessary waste.

Currently the site has many non-native species of shrubbery including, pittosporum present which do not provide habitats for any native species of bird, mammal or insects. As part of the wider landscaping for the scheme, we will look to plant native species of tree and shrub that are appropriate for the local ecosystem. These will include both fast growing shrub species such as Hawthorn and slower growing species like Elm. These will soften the development faster and provide habitat for wildlife earlier as well as offset carbon.

The positioning of the proposed dwelling has been chosen to minimise need to remove any further trees and avoid the pine belt to the north and west. As the site is already in our ownership, alternative locations do not provide a viable project. The tree survey completed in August 2021 shows that there were previously further trees surrounding this lone pine;

which have been destroyed in previous storms, removing the shelter of this pine. The removal of this tree will therefore protect any potential damage to the existing property on the site, the garage and greenhouse which are all in close proximity to this tree.

Bat and bird boxes, bee hotels, a natural pond and a native wildflower meadow will be created in the long term landscaping to encourage biodiversity gain on the site through the increase of naturally occurring Scillonian species and habitats. This landscaping will also provide a refuge of naturalised habitat in the farmed interior of the island. It will also provide a stepping stone that will allow species to move around the island which will contribute to the resilience of the islands' wildlife populations.

Rainwater harvesting, pump fed to toilets/waste water systems and external taps to minimise water use will be implemented. Water saving devices and water efficient appliances will also be installed, including low flush toilets.

OE7(5): Development affecting heritage; Conservation area

The design and location of the proposed dwelling has been considered to minimise impact on the landscape; and is set back to sit nestled in front of the pine belt behind. From the lane which runs parallel to the site the new home will barely be visible as this track sits lower than the site and will be shielded by a natural boundary and the existing stone wall (see Photo D).

From further afield, there will be no more than glimpses of the proposed dwelling only from the east and the use of natural slate roof will provide an additional blending into the trees behind.

The dwelling will not be visible from the north or west, and will be shielded from view by the existing garage and further trees from the south.

The proposed dwelling has been designed to be in keeping with neighbouring properties and the islands' context, with a roughcast render finish similar to the neighbouring house and many others on St Mary's. The design and materials have been chosen to minimise the visibility and environmental impact and be sensitive to the conservation area.

The approach to the access to the site has been designed to minimise loss of green space and utilise the existing driveway serving Longstone Bungalow and continue behind the existing garage, meeting a private lane. The alternative was to utilise the gateway directly to the southeast of the proposed dwelling which would require this to cut across open green space. This area is also envisaged to host new trees as part of the scheme of tree planting. The septic tank and soakaway which serves the existing property and will serve the proposed dwelling also sits just within this gateway. By avoiding access directly across this; we avoid potential damage to this infrastructure.

RECEIVED

By Olivia.Rickman at 4:58 pm, Nov 23, 2021

APPROVED

By Lisa Walton at 3:06 pm, Feb 21, 2023

Site Waste Management Plan: Self-build at Longstone, St Mary's

Construction waste:

The applicants will be responsible for handling the resource management as the principle contractors and project managers for the project and will implement a Waste hierarchy to reduce the amount of waste that goes to landfill and minimising damage to the local environment.

The applicants will work with their architect when preparing detailed plans for the construction of the new home to consider WRAP's Designing Out Waste guide to ensure reduced waste production and efficient use of resources to create a sustainable project.

Natural waste from initial site levelling, foundations etc. will be utilised elsewhere on the site for gardening and landscaping purposes. Wood from the pine tree that is to be removed will be reused to create furniture and/or in the build itself to minimise waste of this valuable material.

Building waste will be minimised through efficient ordering; the applicant has experience in ordering specified materials and quantities required and will lead on this aspect to ensure no excess is ordered to minimise waste. Returning unused materials is not an efficient method on the islands; and so if any excess materials are derived, we will endeavour to find uses for these elsewhere within the project or elsewhere in the community. We will prepare adequate storage on site, to enable efficient ordering and handling of materials and reduce the amount of waste produced.

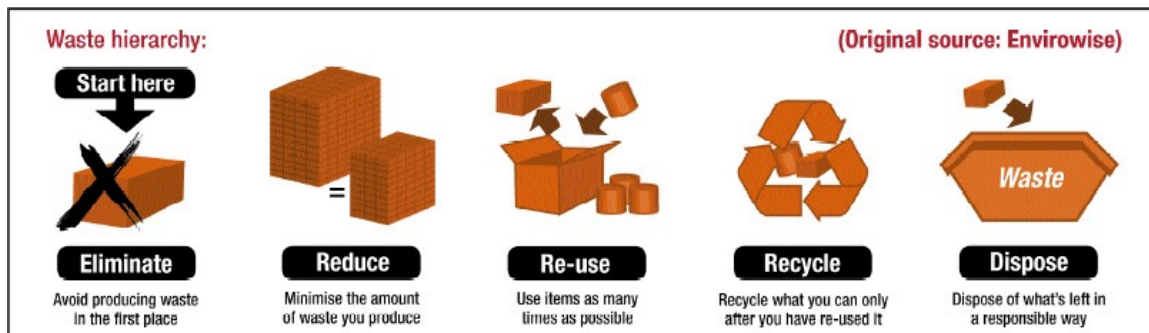
Waste materials will be reused where possible, recycled if no reuse opportunities are available for example, for the packaging of materials and will be disposed of responsibly and via the appropriate avenues available on the islands, if unable to be reused or recycled.

The applicants, as principle contractor, will ensure all sub-contractors are aware of the Site Waste Management Plan and measures in place for minimising waste, reusing and recycling where possible.

Types of waste:

Anticipated types of waste include, packaging of building materials and offcuts of materials. The applicants will log the types of waste and quantities throughout the build and implement continuous opportunities for waste reduction.

We will implement a waste hierarchy, as demonstrated through the diagram below for all waste materials:



Household waste management:

Designated external waste and recycling storage will be built into the plans; including additional bin store at highway for waste collection ease and protection from vermin. This can be shared by the existing property for combined waste collection.

Food waste will be disposed of via external compost point.