



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Dawnview
Address line 1	Norrard Road
Address line 2	Bryher
Address line 3	
Town/city	Isles of Scilly
Postcode	TR230PR
Description of site location must be completed if postcode is not known:	
Easting (x)	88144
Northing (y)	15356
Description	

This application is to site a semi permanent accommodation pod in a small field directly to the east of Dawnvue, Bryher. The field - currently unused is the middle of 3 small fields all measuring circa 8m x 12m.

2. Applicant Details

Title	Miss
First name	Amanda
Surname	Pender
Company name	Island Fish Ltd
Address line 1	Newpark
Address line 2	
Address line 3	Bryher
Town/city	Isles of Scilly

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="TR230PR"/>
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="19.80"/>
Unit	<input type="text" value="Sq. metres"/>

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

This is an application by Island Fish Ltd to site a mobile but semi-permanent accommodation pod 3.3m x 6m and 2.9m high in an unused but fully accessible field at Dawnview Bryher, TR230PR. The purposes of the installation is to provide critical staff accommodation for Island Fish Ltd for seasons 2022 and 2023 or until such time as more permanent staff accommodation is in situ. The plan is then to use this accommodation pod for short term visitor accommodation to support Bryhers declining pool of visitor accommodation. The pod will be wooden in strucutre, larch clad, moveable and will house up to two persons. Access to utilities will be via connection to the current water/power/sewage facilities at Dawnview.

Has the work or change of use already started?
☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The site is currently a field that is unused

Is the site currently vacant?
☒ Yes ☐ No

If Yes, please describe the last use of the site

Domestic vegetable garden.

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated
☐ Yes ☒ No

Land where contamination is suspected for all or part of the site
☐ Yes ☒ No

6. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Timber frame with larch cladding.

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Larch Cladding

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	There is one double glazed wood window with paint finish

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	There is one wooden double glazed door with paint finish

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Hedges
Description of proposed materials and finishes:	All current hedges will remain in situ as screening and will not be touched

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Vehicle access is over the current grassy path.
Description of proposed materials and finishes:	This will remain unchanged

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	The accommodation pod will have one outside light only - this will be a standard domestic outside light.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

7. Materials

IF1 Design & Access Statement
IF2 Location Plan
IF3 Site Plannnn
IF4 Accommodation Pod Plan
IF5 Drainage Plan
IF6 Full Application Checklist

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

12. Biodiversity and Geological Conservation

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☒ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

The proposal is to connect into the drainage system at Dawview - please see drawings. The drainage system at Dawnview is designed to deal with a 4 person household - there are only two persons living at Dawview - it is therefore expected that the seasonal addition of two extra persons in a small accommodation unit will not add significantly to the demand on the current system. At such point it is required the septic tank will be pumped out using the existing on island mechanism of a tanker.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Waste bins will be provided at the rear of the pod - these will be emptied as required, all waste will be taken to Bryhers Waste site.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Recycling bins will be provided and placed at the rear of the pod - these will be emptied as required, all waste will be taken to Bryhers Waste site

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="2"/>
Part-time	<input type="text" value="2"/>
Total full-time equivalent	<input type="text" value="3.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text"/>
Part-time	<input type="text" value="1"/>
Total full-time equivalent	<input type="text" value="0.60"/>

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

23. Pre-application Advice

Title	Mrs
First name	
Surname	
Reference	

Date (Must be pre-application submission)

06/01/2022

Details of the pre-application advice received

Advice regarding how to complete the relevant forms and as to whether or not what is proposed is reasonable in principle.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☒ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

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25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Hugh House
Address line 1	St Mary's
Address line 2	
Town/city	Isles of Scilly
Postcode	TR210LS
Date notice served (DD/MM/YYYY)	15/01/2020

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Dawnvue
Address line 2	Bryher
Town/city	Isles of Scilly
Postcode	TR230PR
Date notice served (DD/MM/YYYY)	15/01/2022

Person role

- ☒ The applicant
☐ The agent

Title	Miss
First name	Amanda
Surname	Pender
Declaration date (DD/MM/YYYY)	15/01/2022

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	15/01/2022
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