

Council of the Isles of Scilly Planning Application

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By Liv Rickman at 10:58 am, Sep 12, 2023

Ref: P/23/068/ROV

Consultation Response

Date: 11/09/2023
Ref: P/23/068/ROV
Site: St Martin's Vineyard and Winery, Higher Town, St Martin's, Isles of Scilly, TR25 0QL
Proposal: Application to vary condition C3 of planning permission P/19/076/COU to extend time period of use of yurt as a temporary dwelling by an additional 3 years to 14th March 2027.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by **2nd October 2023** or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p23069cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the **2nd October 2023** then I will assume you have no comments to make.

Consultee Name: Stephen Swabey

The flood assessment submitted as part of the Design and Access Statement by the applicant for the original application for the temporary dwelling (P/19/076/COU) was that flood risk did not affect the site because the site was 5 m above sea level.

However, the site of the yurt is actually within both the Flood Zone 2 and Flood Zone 3 extents (see Figure 1 below). The site is subject to flood risk.

The application to extend the period of use for the temporary dwelling notes that flood risk applies to the site of the proposed new permanent dwelling (not part of this application) but does not assess the flood risk applying to the temporary dwelling.

I recommend that the applicant should be asked to undertake a flood risk assessment, and to identify how they will reduce flood risk to an acceptable level for the temporary dwelling during its expected lifetime.

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Figure 1: Extent of flood zone 3 (dark blue) and flood zone 2 (light blue) at the site of the existing yurt temporary dwelling (centre of upper-right quadrant in the image).

Name: Stephen Swabey

Date: 11 September 2023