

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning Act 1990
Town and Country Planning General Development Procedure Order 1995

PERMISSION FOR DEVELOPMENT

Applicant: Mr Clive Humphrey
Trelawney
Church Street
St Mary's
Isles of Scilly
TR21 0JT

Application No: P/09/043

Agent: N/A

Date Application Registered: 19th May 2009

Site and particulars of development: Trelawney Guest House, Church Street, St Mary's, Isles of Scilly. Change of Use of Guest House (Use Class C1) to 3 self catering holiday flats plus owners accommodation. (Use Class C3)

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:

Condition 1

The development hereby permitted shall be begun not later than the expiration of three years beginning with the date hereof.

Reason 1

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.

Condition 2

Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.

Reason 2

To ensure that those characteristics which contribute, inter alia, to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction and tipping of waste.

Condition 3

All external and internal 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, Bank or Public Holiday.

Reason 3

In the interests of protecting the residential amenities of neighbouring properties.



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Condition 4

Each of the flats hereby permitted and edged in green on the approved plans shall not be used otherwise than for the purpose of short let holiday accommodation. The flats shall not be occupied as permanent dwellings and shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This register shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.

Reason 4

To ensure that the property is retained for holiday purposes in accordance with Policy 4 of the Local Plan and to minimise any pressure on local infrastructure in accordance with Policy 6 of the Local Plan.

Condition 5

The occupation of the property edged blue on the approved plans shall be limited to the owners of the property and shall be permanently occupied as an integral part of the three holiday flats edged green on the approved plans and that the owner's accommodation and the three holiday flats shall not be sold, sublet or otherwise disposed of separately as individual units of accommodation.

Reason 5

To ensure the whole property is retained in the same ownership and retains a permanently occupied residential unit in connection with the management of the holiday accommodation in accordance with Policy 4 of the Local Plan.

Condition 6

All internal 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, Bank or Public Holiday.

Reason 6

In the interests of protecting the residential amenities of neighbouring properties, and to safeguard the amenities of the locality.

Reasons for Approval

Having had regard to all the planning considerations material to the determination of this application, including the provision of self-catering tourist accommodation to replace serviced accommodation, the potential impact on essential infrastructure or the amenities of neighbouring properties, and all consultations and representations made in connection with the application, it is concluded that the proposal accords with the provision of the Development Plan as applicable to it, including Policies 4 and 6 of the Local Plan.

DATED:

8th July 2009

Signed:

A handwritten signature in black ink, appearing to read 'C. D. M.', written over a horizontal line.

Chief Planning Officer

It is important that you should read the notes on the reverse of this form.