

Council of the Isles of Scilly Delegated Planning Report Other application

Application Number: P/23/107/COU

UPRN: 000192002876

Received on: 21 December 2023

Valid on: 21 December 2023

Application Expiry date: 15 February 2024

Neighbour expiry date: 11 January 2024

Consultation expiry date: 17 January 2024

Site notice posted: 22 December 2023

Site notice expiry: 12 January 2024

Extension of Time Agreed: 29/02/2024

Applicant: Miss Keri Lock Scilly Seadogs

Site Address: Shed
Trench Lane
Old Town
St Mary's
Isles Of Scilly

Proposal: Change of use from a storage shed to a dog grooming salon

Application Type: Change of Use

Recommendation: PER

Summary Conditions

1. Standard time limit
2. Adherence to plans
3. Hours of Operation for Construction Works

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Cllr D Marcus

Date: 10/01/2024

Site Description and Proposed Development

The building subject to this application is a small 4.3m x 3.8m corrugated concrete sheet clad shed located at the north end of Trench Lane in Old Town, St Mary's. The shed is set adjacent to the outbuildings of the dwelling at the end of the lane with a larger private storage shed one side and the entrance to the Lower Moors nature trail and sewage treatment site the other. Access to the site is from the south via the residential street of Trench Lane and Old Town Bay.

The proposal is to convert the (previously private storage) vacant shed into a dog grooming salon. External alterations proposed to the building to achieve this would be installation of timber framed windows on the north, south and west elevations and re-cladding of the corrugated sheets with vertical stained timber cladding, a sign and a stone path laid out to the main track. Internally, the building would be insulated and have a small reception/storage area and another area for bathing/grooming. Services (water, drainage and electric) would need to be installed along with ventilation to control humidity and hair build up.

The proposed use is intended to service up to 5 dogs a day with customers asked to not park in Trench Lane although those with mobility issues may need to drive down for drop off and pick up.

Certificate: B

Other Land Owners: Duchy of Cornwall

Consultations and Publicity

The application has had a site notice on display for 21 days (22/12/2023–12/01/2024). The application appeared on the weekly list on 4th January 2024. Due to the nature of the proposal the following consultations are required.

Consultee	Date	Summary
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	Responded	
Lead Local Flood Authority	05/02/2024	Fed back on original FRA and now comfortable that the applicant understands the hazard, has identified ways to manage the risk to life and property appropriately and that evacuation from the property could be managed in the event of an unanticipated flood event.
Cornwall Fire & Rescue	No response	
Environmental Health	No response	
South West Water	No response	

Representations from Residents:

Neighbouring properties written to directly:

- Trerose, Trench Lane, Old Town

[0] letters of objection have been received

[0] letters of support have been received

[0] letters of representation have been received.

Relevant Planning History:

No planning history relevant to this site.

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Flood Prone Land – St Mary’s – 0m
- Archaeological Constraint Area – Old Town – 0m
- SSSI – Lower Moors – 110m
- Scheduled Monument
 - Ennor Castle – 70m
 - Cats Coffin WWII Pilbox – 110m

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	Y
Would the proposal appear in-keeping with the appearance of the existing building, street and area?	Y
Would the materials, details and features match the existing building and be consistent with the general use of materials in the area?	Y
Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity?	Y

Is the parking and turning provision on site acceptable?	N/A
Would the proposal generally appear to be secondary or subservient to the main building?	Y

Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	Y
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	Y
Is the proposal acceptable with regard to any significant change or intensification of use?	Y

Heritage	YES OR NO
Would the proposal sustain or enhance the character and appearance of the Conservation Area?	Y
If within the setting of, or a listed building, a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building?	N/A
Within an Archaeological Constraint Area	Y
Other Impacts Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	Y
Impact on protected trees a) Will this be acceptable b) Can impact be properly mitigated?	N/A
Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	Y
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	Y
Are the Water connection/foul or surface water drainage details acceptable?	Y
If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment?	Y
Are there external lights	N

Protected Species	YES OR NO
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Does the proposal include any re-roofing works or other alteration to the roof	Y
Does the proposal include any demolition	N
Does the proposal include tree or hedge removal	N
Is an assessment of impact on protected species required	Y
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements	Y
Are biodiversity enhancement measures required	N
Is a condition required to provide biodiversity enhancement measures	N

Waste Management	YES OR NO
Does the proposal generate construction waste	Y
Does the proposal materially increase the use of the site to require additional long-term waste management facilities	N
Does the proposal include a Site Waste Management Plan	Y
Is a condition required to secure a Site Waste Management Plan	N

Sustainable Design	YES OR NO
Does the proposal materially increase the use of the site to require additional sustainable design measures	N
Does the proposal include any site specific sustainable design measures	N
Is a condition required to secure a Sustainable Design Measures	N

Analysis: The proposed development is in flood zone 3 so a flood risk statement has been provided although consultation with the Environment Agency is not required. The applicant has identified that the main risk of flooding is from the coast and likely to occur on spring tides combined with storm events. They have indicated that they would keep in touch with warning systems and likely periods of risk and they are unlikely to be on the premise during these periods (early evening and early morning). They have identified an escape route if required and measures to make the building more resilient to flooding such as a flood board across the door, storage of sand bags, sealed pipework with backflow preventers, electrical installations at height with wiring down from the ceiling and sockets 600mm above floor level. The use of the building is otherwise water compatible. The Lead Local Flood Authority is “comfortable that the applicant understands the hazard, has identified ways to manage the risk to life and property appropriately and that evacuation from the property could be managed in the event of an unanticipated flood event.”

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning approval and has imposed conditions to enable the grant of planning permission.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
Policy SS1 Principles of Sustainable Development	
Policy SS2 Sustainable quality design and place-making	
Policy SS3 Re-use of Buildings	✓
Policy SS4 Protection of retailing, recreation and community facilities	
Policy SS5 Physical Infrastructure	
Policy SS6 Water and Wastewater Management	
Policy SS7 Flood Avoidance and Coastal Erosion	
Policy SS8 Renewable Energy Developments	
Policy SS9 Travel and Transport	
Policy SS10 Managing Movement	
Policy OE1 Protecting and Enhancing the landscape and seascape	
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	
Policy OE5 Managing Waste	
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	
Policy LC1 Isles of Scilly Housing Strategy to 2030	
Policy LC2 Qualifying for Affordable Housing	
Policy LC3 Balanced Housing Stock	
Policy LC4 Staff Accommodation	
Policy LC5 Removal of Occupancy Conditions	
Policy LC6 Housing Allocations	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	✓
Policy WC2 Home based businesses	
Policy WC3 New Employment Development	✓

Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	

Info Requirements	Submitted (LVC)	Not Submitted	Condition Required
Site Waste Management Plan	Y		N
Sustainable Design Measures	N	N	N
Biodiversity Enhancement Measures:	N	N	N

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010: The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report. In discharging their functions, must have “due regard” to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

Recommended Conditions:

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).

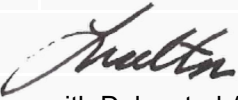
C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Plan 1 Location Plan, dated 21st December 2023**
- **Plan 2 Block Plan, drawing number TQRQM23240144621175, dated 4th January 2024**
- **Plan 3 Floor Plan, drawing number 01, dated 21/06/2023**
- **Plan 4 Front/Rear Elevation, drawing number 02, dated 21/06/2023**
- **Plan 5 Side Elevation, drawing number 03, dated 21/06/2023**
- **Plan 6 Roof Plan, drawing number 04, dated 21/06/2023**
- **Plan 7 Site Waste Management Plan**
- **Plan 8 Flood Risk Assessment, dated 17th December 2023**
- **Appendix 1 of the Preliminary Roost Assessment, Ref: 23-5-1 Dated 21/06/2023 (Precautionary method of Works)**

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 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

Print Name:	Lisa Walton	04/03/2024
Job Title:	Chief Planning Officer	
Signed:		
	Authorised Officer with Delegated Authority to determine Planning Applications	