



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
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/24/015/FUL	Date Application Registered:	20th February 2024
Applicant:	Mr and Mrs Matthews Jenford, Bryher, Isles of Scilly, TR23 0PR	Agent:	Mr Jonathan Luker 18 Humphreys Close, St Cleer, Liskeard, PL14 5DP
Site address:	Campsite Norrad Bryher Isles of Scilly TR23 0PR		
Proposal:	Siting of 2 no. shepherd huts for holiday accommodation and 1 no. shepherd hut for seasonal staff accommodation.		

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:

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 and Site Block Plan as Existing, drawing number 01, received 20/02/2024**
- **Plan 2: Site Plan as Existing, drawing number 02, received 20/02/2024**
- **Plan 3: Location and Site Block Plan as Proposed, drawing number 11 A, received 20/02/2024**
- **Plan 4: Site Plan as Proposed, drawing number 12 B, received 20/02/2024**
- **Plan 5: 2 Holiday Huts- Floor Plans and Elevations, drawing number 13 B dated, received 20/02/2024**
- **Plan 7: Worker Hut - Floor Plans and Elevations, drawing number 14 B, received 20/02/2024**
- **Plan 8 Planning Statement, received 20/02/2024**

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

C3 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

- C4 The 1No unit of seasonal staff accommodation as shown on drawing number 14 B (Worker Hut - Floor Plans and Elevations) and indicated on drawing number 12 B (Site Plan as Proposed) hereby permitted shall not be used otherwise than for the provision of seasonal staff accommodation (1st March to 31st October) in connection with Bryher Campsite business and for no other purpose, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt the unit shall not be occupied as permanent accommodation. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**

Reason: To ensure that the development is occupied as seasonal accommodation only, in accordance with Policy LC4 and Policy WC5 of the Isles of Scilly Local Plan 2015-2030.

- C5 The 2No units of tourism accommodation as shown on drawing number 13 B (Holiday Huts- Floor Plans and Elevations) and indicated on drawing number 12 B (Site Plan as Proposed) hereby permitted shall not be used otherwise than for the provision of short-let holiday accommodation. The two self-contained glamping pods shall not be occupied as permanent dwellings and shall not be occupied by any persons for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year, in accordance with Data Protection requirements. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**

Reason: To ensure that the development is occupied as holiday accommodation in accordance with Policy WC5 of the Isles of Scilly Local Plan (2015-2030).

- C6 The external lighting hereby approved shall be down-lit/cowled and sensor or timer-controlled only and shall be retained as approved, unless prior written consent is obtained from the Local Planning Authority to any variation.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Bryher Community Play Park Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

- C7 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.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. 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 or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
3. Access for fire appliances within the site will need to comply with Part B5 of Approved Document B, Vehicle Access. Adequate water supplies for firefighting purposes will need to comply with the requirements The applicant is reminded of The Regulatory Reform (Fire Safety) Order 2005 and the responsible person will be required to carry out a fire risk assessment to identify the risks and take reasonable measures to ensure people are safe from fire.

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: 16th April 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr and Mrs Matthews

Please sign and complete this certificate.

This is to certify that decision notice: P/24/015/FUL and the accompanying conditions have been read and understood by the applicant: Mr and Mrs Matthews.

1. **I/we intend to commence the development as approved:** Siting of 2 no. shepherd huts for holiday accommodation and 1 no. shepherd hut for seasonal staff accommodation at: Campsite Norrad Bryher Isles Of Scilly TR23 0PR **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-authorised 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 - £43 per application
- Other permissions - £145 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 £43 for householder type applications and £293 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

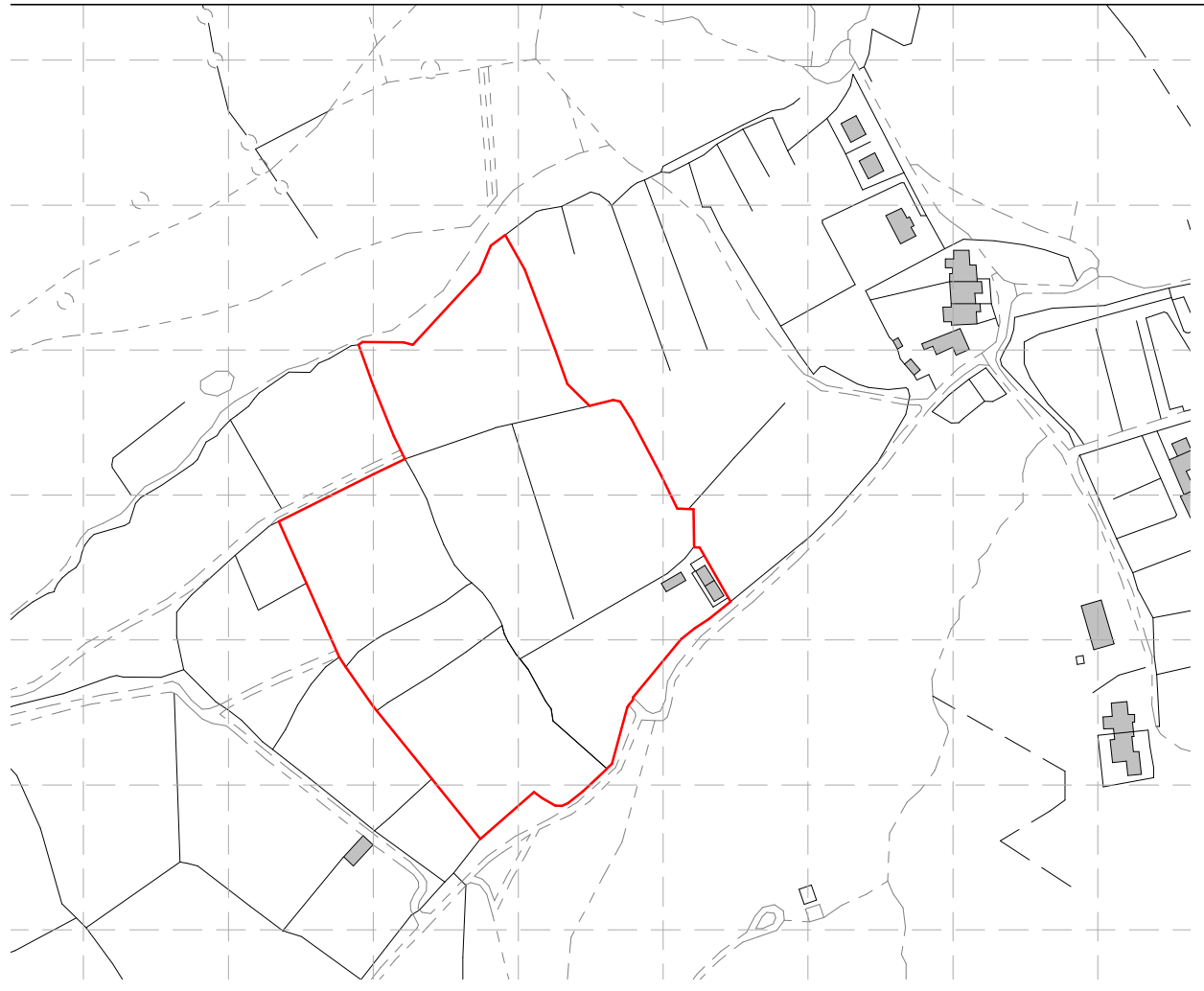
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

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.

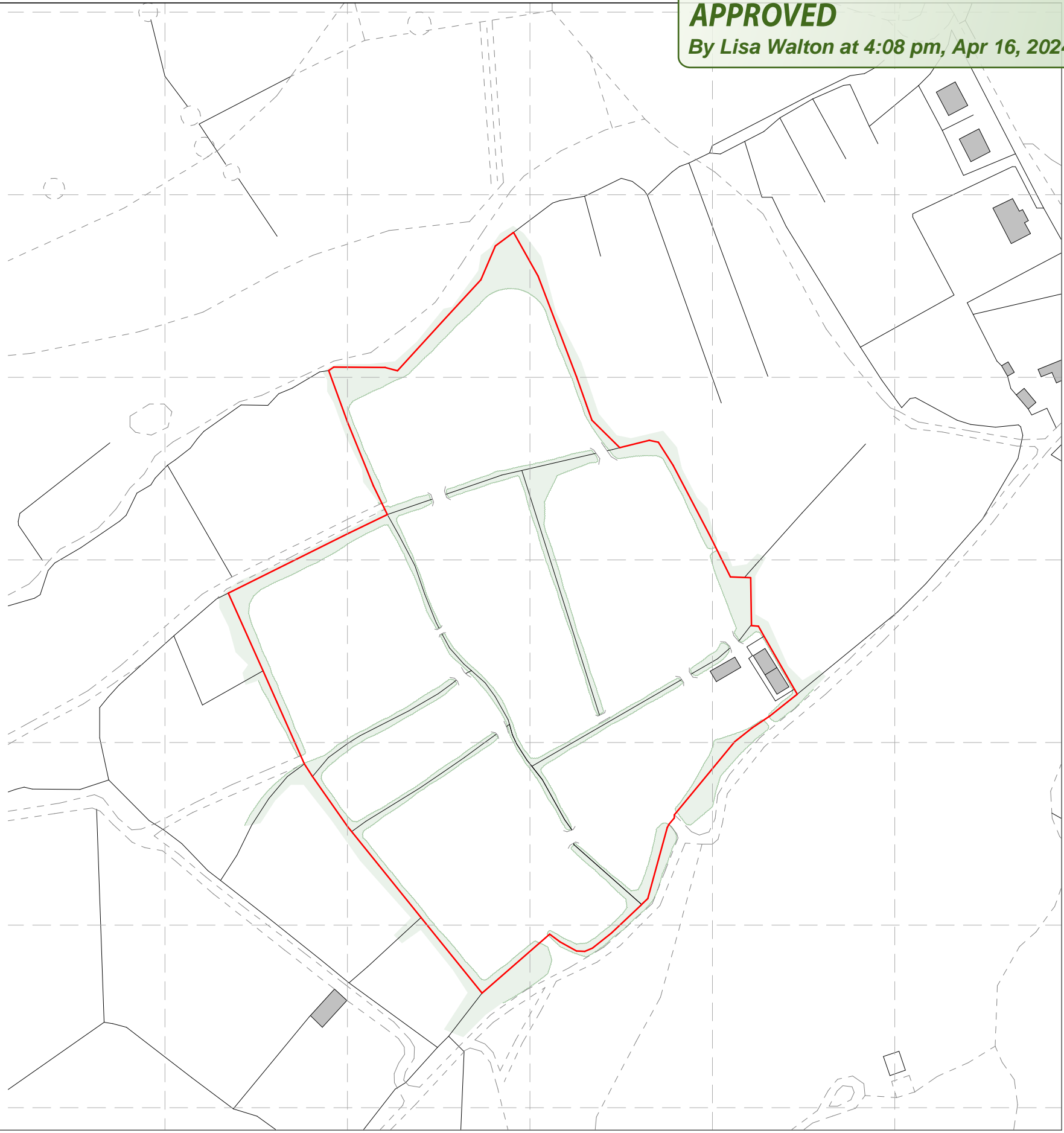
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

APPROVED
By Lisa Walton at 4:08 pm, Apr 16, 2024



Site Location as Existing

1 : 2500 at A3
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Site Block Plan as Existing

1 : 1250 at A3

RECEIVED
By Liv Rickman at 1:50 pm, Feb 20, 2024

KEY/ SCALE BAR

1:2500

1:1250

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Rickard Architectural Design

No.	Description	Date

NORTH

STATUS
PLANNING

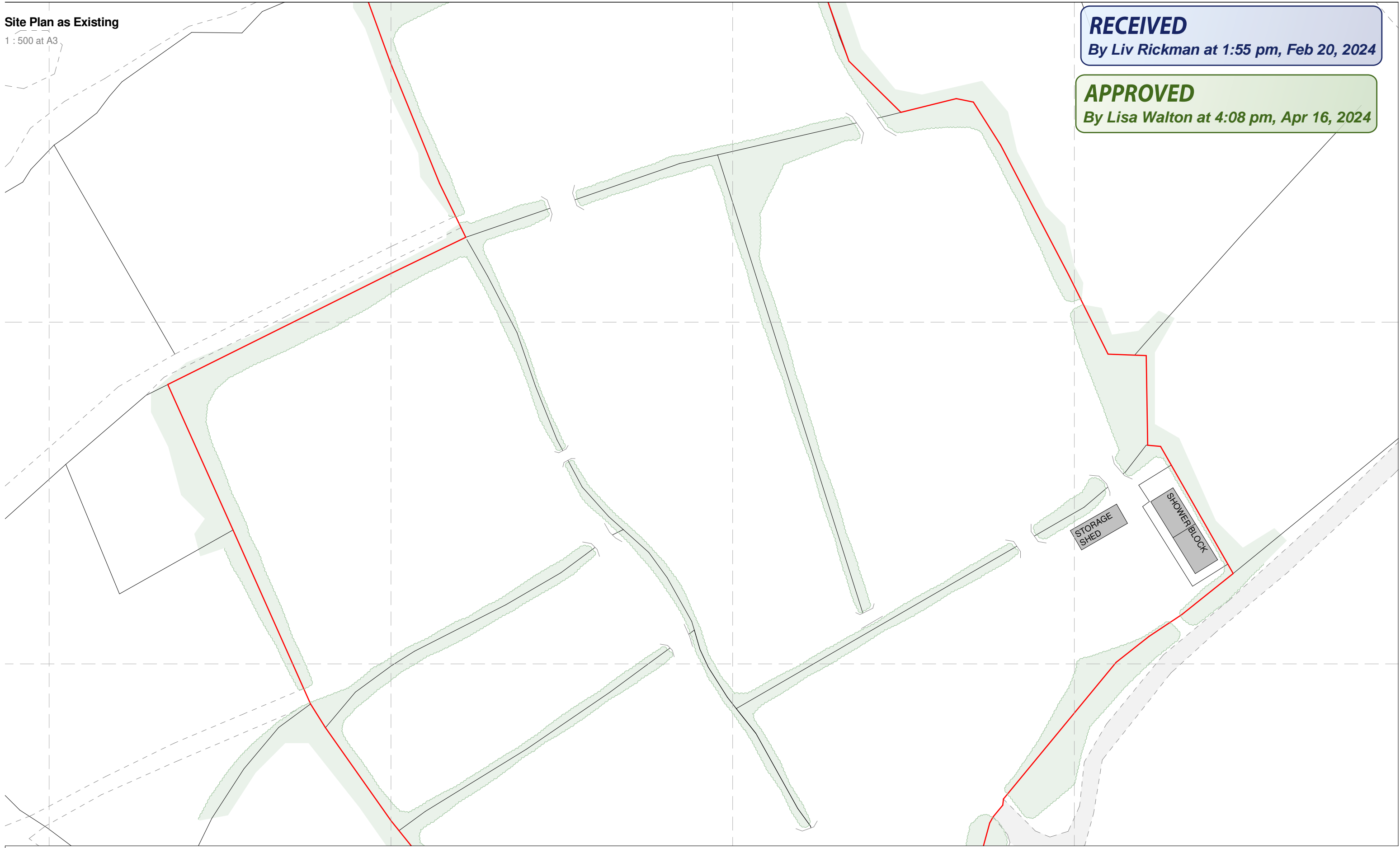
PROJECT Two Shepherd Huts and Workers Hut at	CLIENT Mr & Mrs Matthews
SITE ADDRESS Bryher Camp Site, Bryher, Isles of Scilly TR23 0PR	Date Issue Date
SHEET Location and Site Block Plan as Existing	Project number 022
	Scale (@ A3) As indicated
	Drawn by DR Agent Contact Details RickardArcDesign@gmail.com 07428468151
	DRAWING No. 01
	REV

Site Plan as Existing

1 : 500 at A3

RECEIVED
By Liv Rickman at 1:55 pm, Feb 20, 2024

APPROVED
By Lisa Walton at 4:08 pm, Apr 16, 2024



KEY/ SCALE BAR
1:500

0m 10 20 30

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Rickard Architectural Design

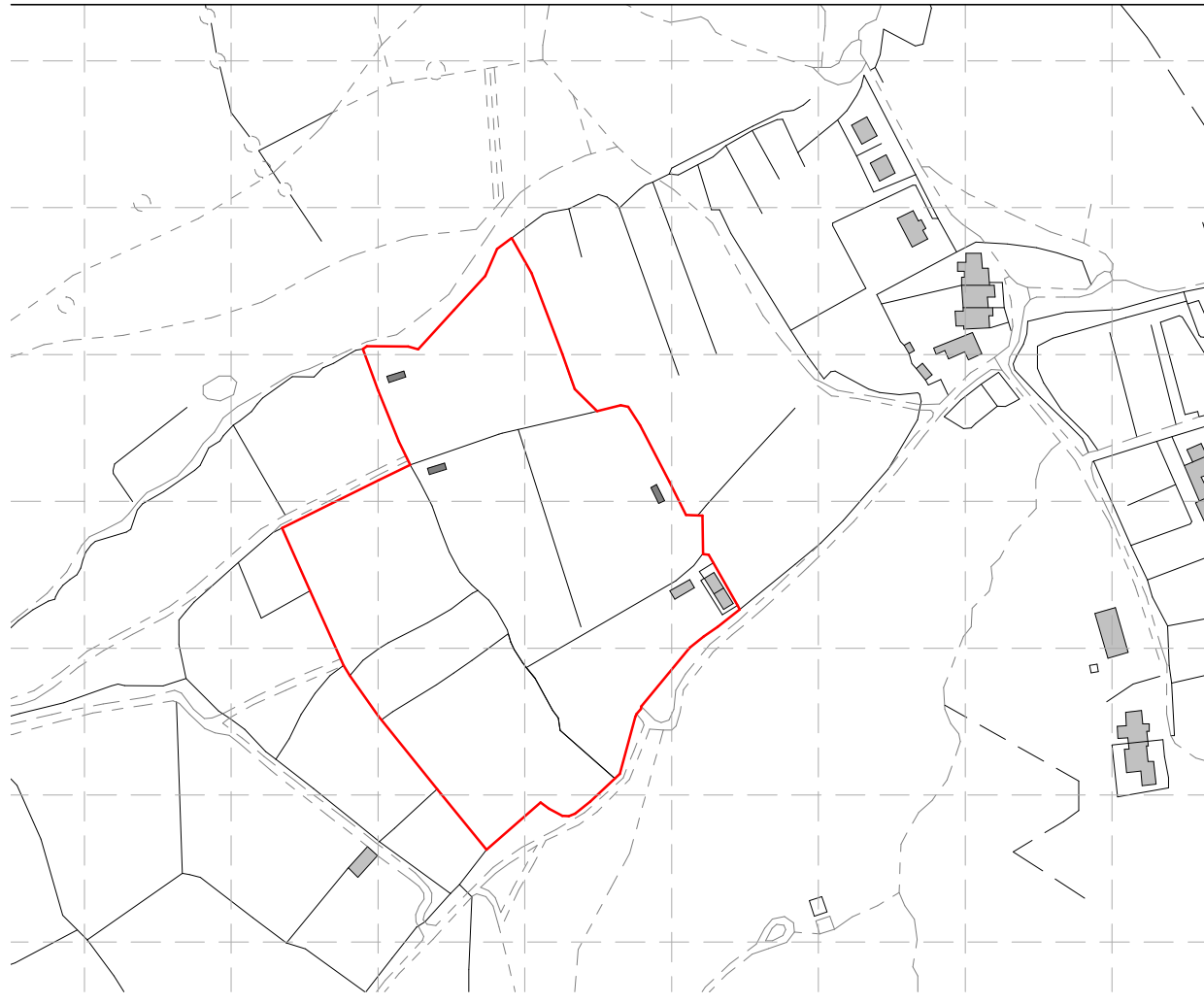
No.	Description	Date

NORTH

STATUS
PLANNING

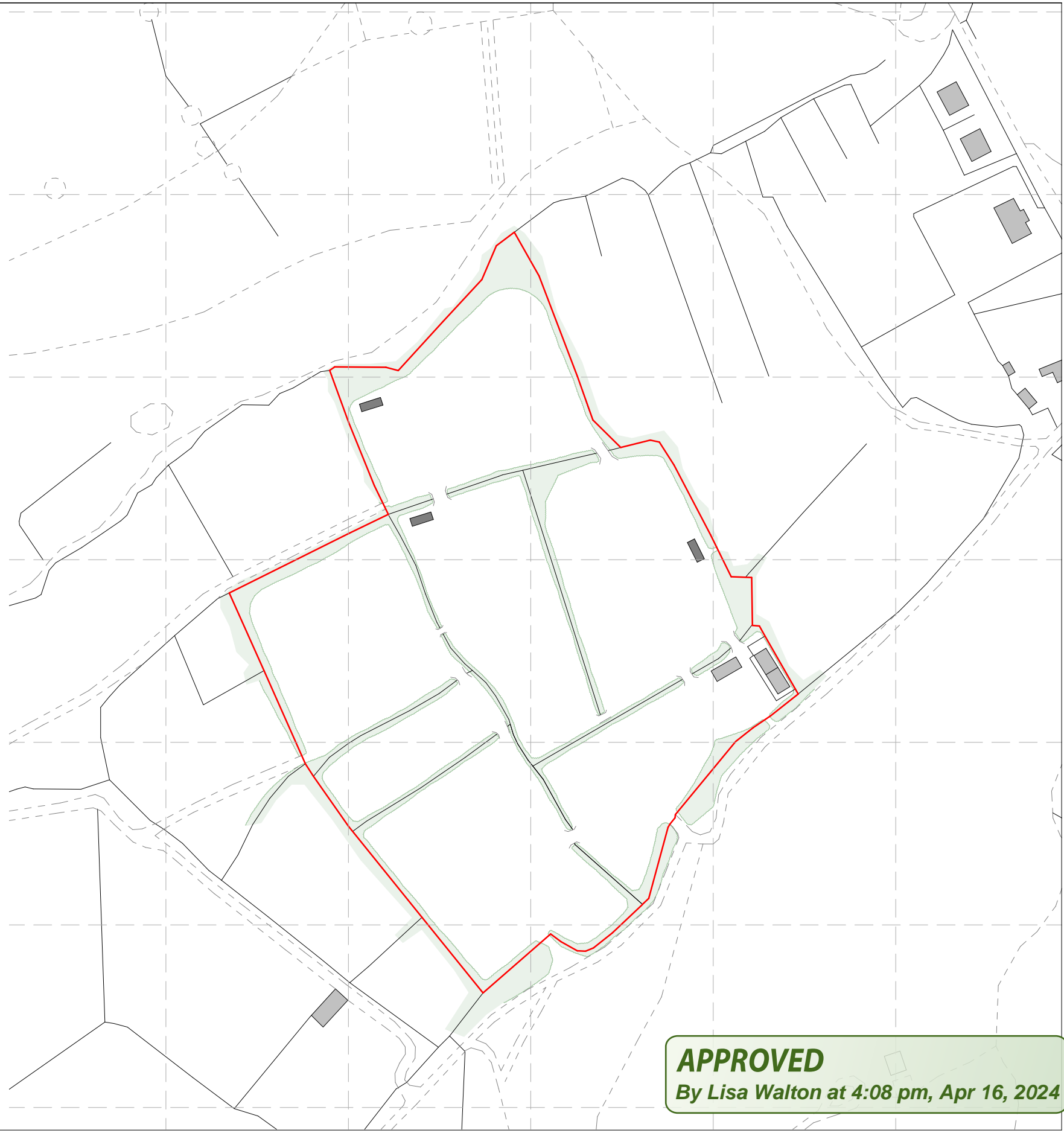
PROJECT Two Shepherd Huts and Workers Hut at
SITE ADDRESS Bryher Camp Site, Bryher, Isles of Scilly TR23 0PR
SHEET Site Plan as Existing

CLIENT Mr & Mrs Matthews		
Date Issue Date	Project number 022	Scale (@ A3) 1 : 500 at A3
Drawn by DR Agent Contact Details RickardArcDesign@gmail.com 07428468151	DRAWING No. 02	REV



Site Location as Proposed

1 : 2500 at A3
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Site Block Plan as Proposed

1 : 1250 at A3

RECEIVED
 By Liv Rickman at 1:56 pm, Feb 20, 2024

APPROVED
 By Lisa Walton at 4:08 pm, Apr 16, 2024

KEY/ SCALE BAR

1:2500

1:1250

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Rickard Architectural Design

No.	Description	Date
A	Location Adj.	24/07/2023

NORTH

STATUS
PLANNING

PROJECT Two Shepherd Huts and Workers Hut at
SITE ADDRESS Bryher Camp Site, Bryher, Isles of Scilly TR23 0PR
SHEET Location and Site Block Plan as Proposed

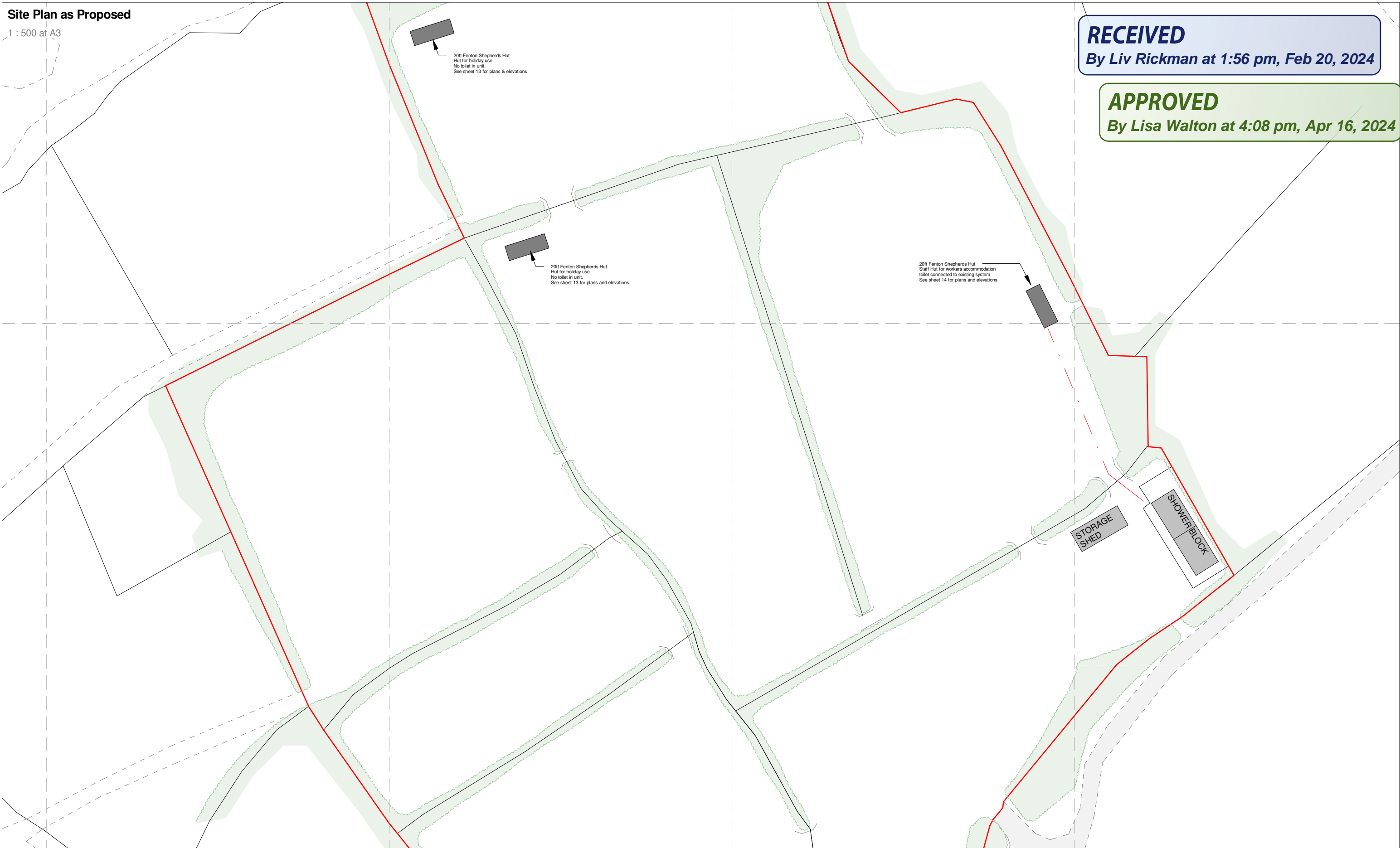
CLIENT Mr & Mrs Matthews		
Date Issue Date	Project number 022	Scale (@ A3) As indicated
Drawn by DR Agent Contact Details RickardArcDesign@gmail.com 07428468151	DRAWING No. 11	REV A

Site Plan as Proposed

1 : 500 at A3

RECEIVED
By Liv Rickman at 1:56 pm, Feb 20, 2024

APPROVED
By Lisa Walton at 4:08 pm, Apr 16, 2024



KEY/ SCALE BAR
1:500

0m 10 20 30

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Rickard Architectural Design

No.	Description	Date
A	Wording adj.	27/03/2023
B	Location Adj.	24/07/2023

NORTH

STATUS
PLANNING

PROJECT Two Shepherd Huts and Workers Hut at
SITE ADDRESS Bryher Camp Site, Bryher, Isles of Scilly TR23 0PR
SHEET Site Plan as Proposed

CLIENT Mr & Mrs Matthews			
Date Issue Date	Project number 022	Scale (@ A3) 1 : 500 at A3	
Drawn by DR Agent Contact Details RickardArcDesign@gmail.com 07428468151		DRAWING No. 12	REV B

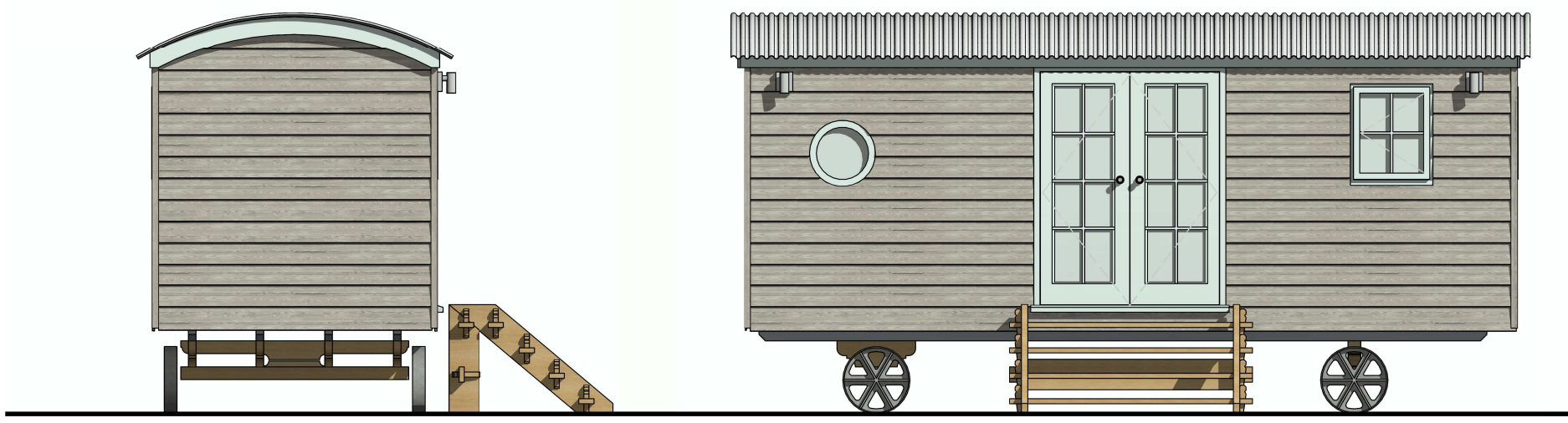
2 Holiday Huts

APPROVED
By Lisa Walton at 4:08 pm, Apr 16, 2024

RECEIVED
By Liv Rickman at 1:56 pm, Feb 20, 2024

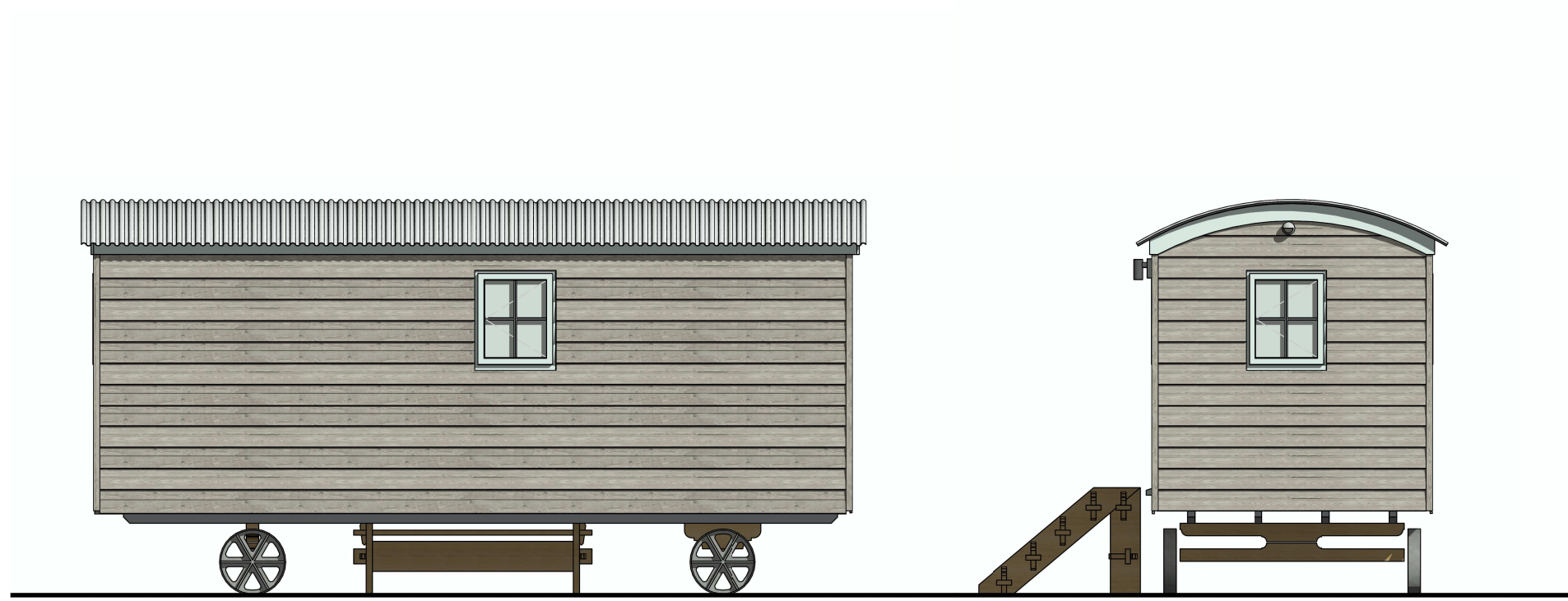
20ft - Custom Fenton Shepherd's Hut

Designed and built by
Timeless Spaces



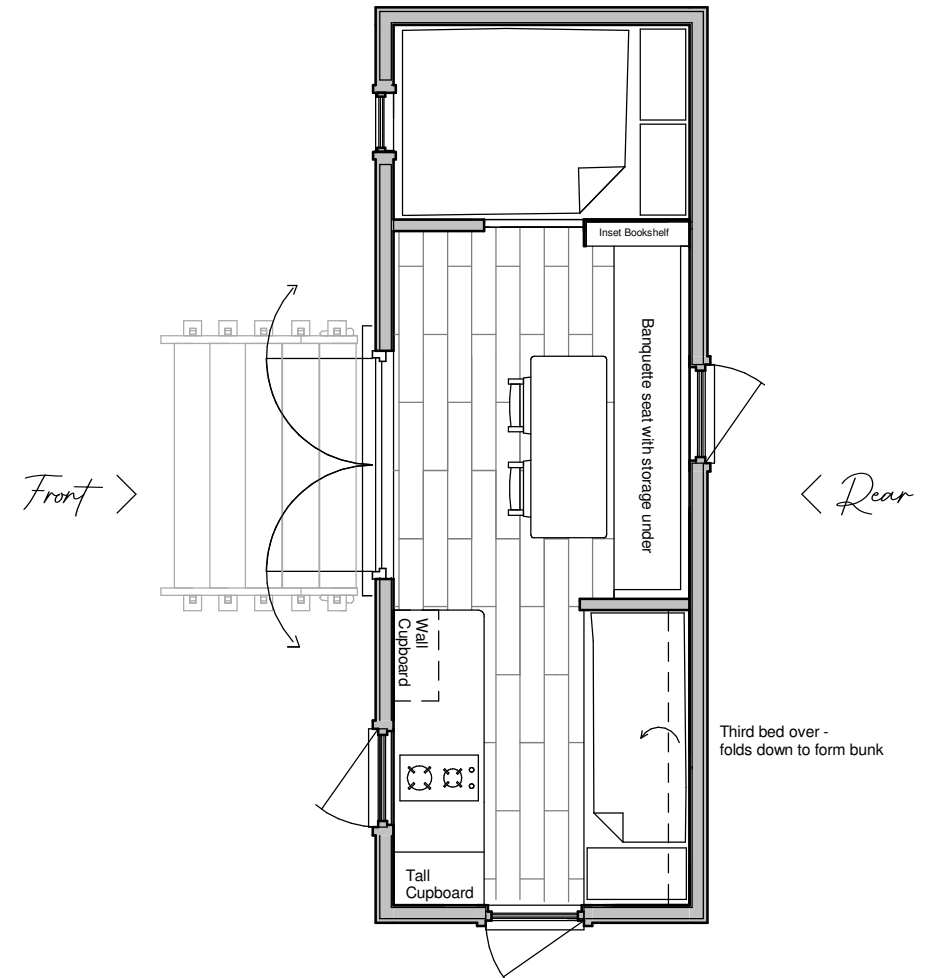
Side Elevation (Bed)
1:50 at A3

Front Elevation
1:50 at A3



Rear Elevation
1:50 at A3

Side Elevation
1:50 at A3



Floor Plans - Custom Fenton Shepherd's Hut
1:50 at A3

KEY/ SCALE BAR
1:50
0m 1 2 3

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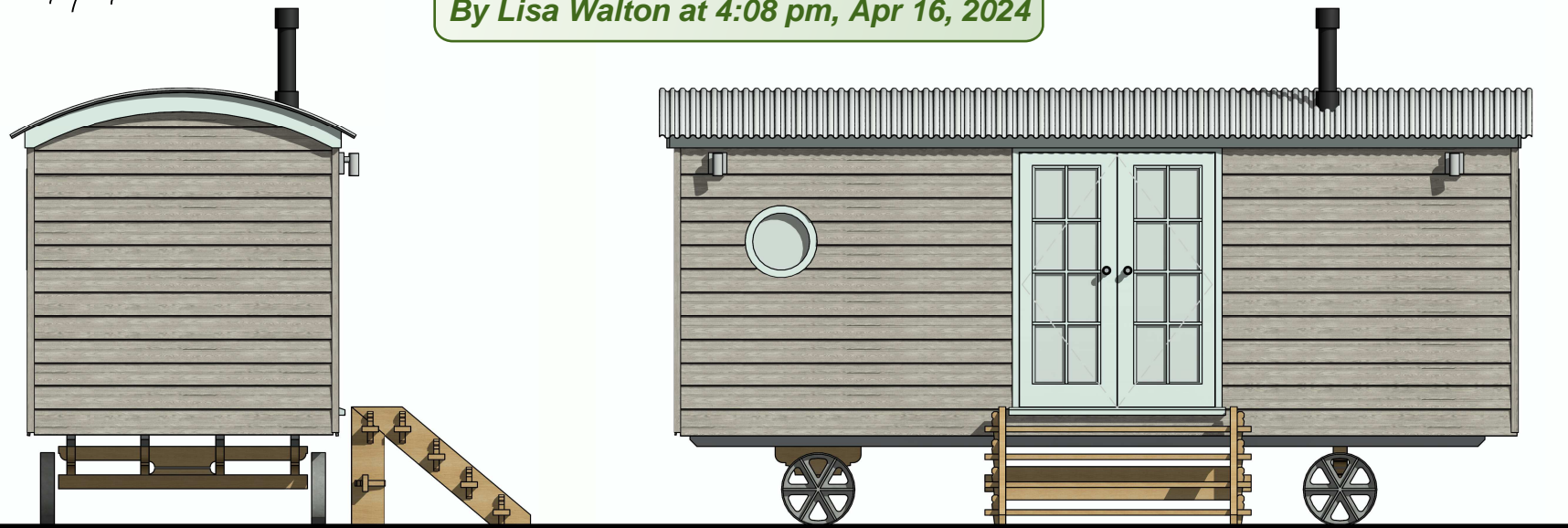
Rickard Architectural Design

No.	Description	Date
A	Adjusted Layout	02/05/2023
B	Adjusted Layout	27/06/2023

NORTH See Site Plan (DWG 12)	PROJECT Two Shepherd Huts and Workers Hut at	CLIENT Mr & Mrs Matthews		
	SITE ADDRESS Bryher Camp Site, Bryher, Isles of Scilly TR23 0PR	Date Issue Date	Project number 022	Scale (@ A3) 1:50
STATUS	SHEET 2 Holiday Huts- Floor Plans and Elevations	Drawn by DR Agent Contact Details RickardArcDesign@gmail.com 07428468151		DRAWING No. 13
				REV B

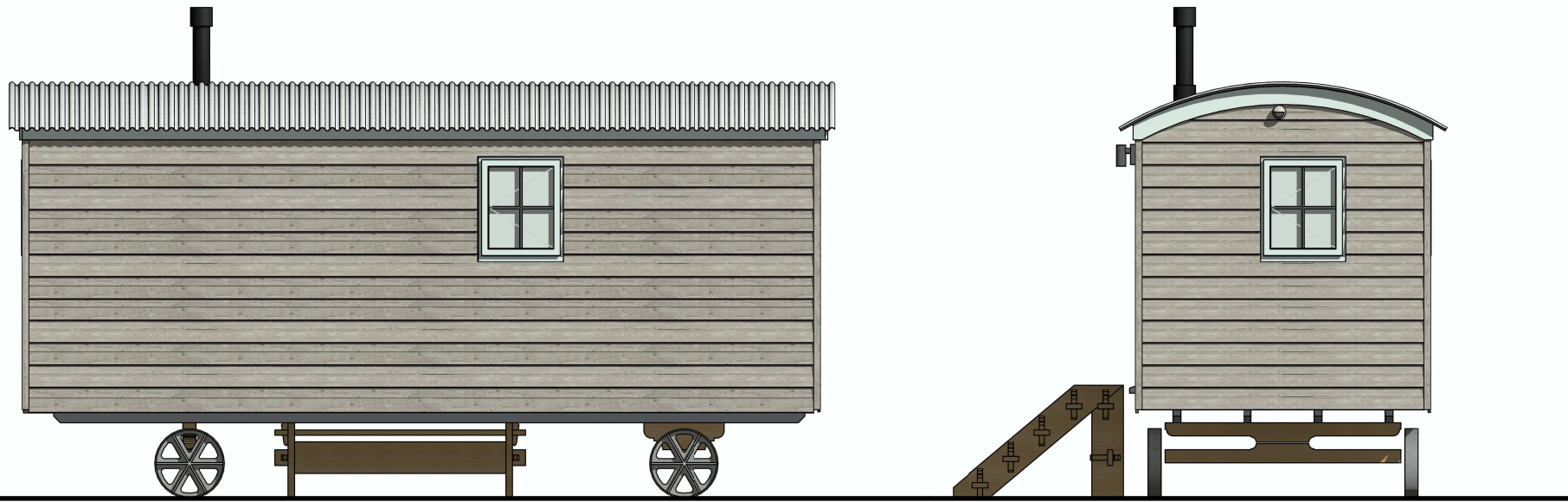
Workers Huts

APPROVED
By Lisa Walton at 4:08 pm, Apr 16, 2024



Side Elevation (Bed)
1:50 at A3

Front Elevation
1:50 at A3



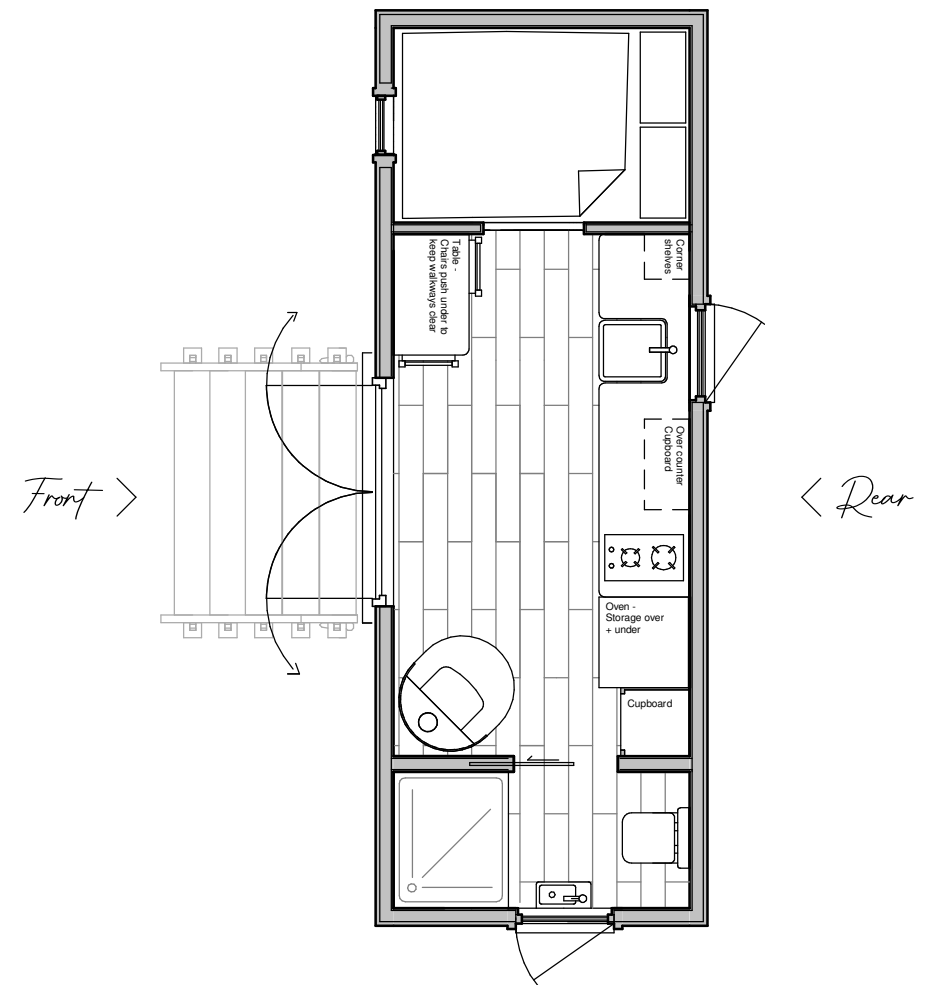
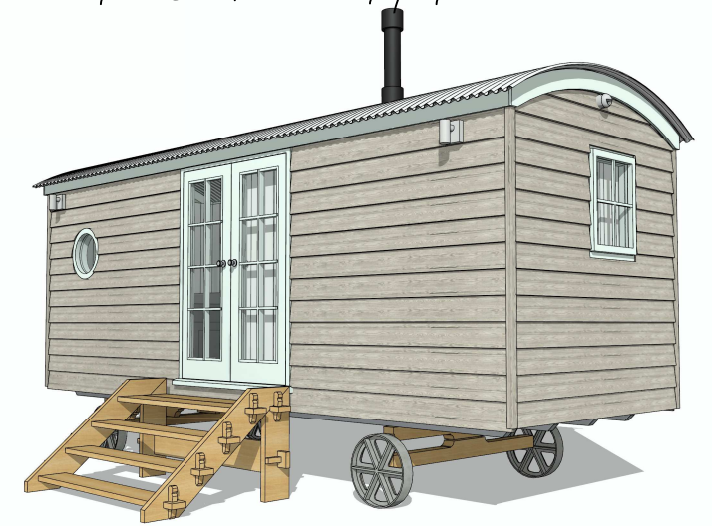
Rear Elevation
1:50 at A3

Side Elevation
1:50 at A3

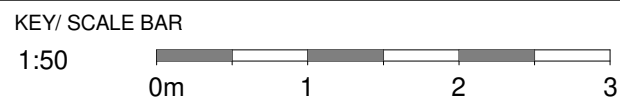
RECEIVED
By Liv Rickman at 1:56 pm, Feb 20, 2024

20ft - Custom Fenton Shepherd's Hut

Designed and built by
Timeless Spaces



Floor Plans - Custom Fenton Shepherd's Hut
1:50 at A3



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Rickard Architectural Design

No.	Description	Date
A	Layout adjustment	02/05/2023
B	Sliding door	27/06/2023

NORTH See Site Plan (DWG 12)	PROJECT Two Shepherd Huts and Workers Hut at	CLIENT Mr & Mrs Matthews		
	SITE ADDRESS Bryher Camp Site, Bryher, Isles of Scilly TR23 0PR	Date Issue Date	Project number 022	Scale (@ A3) 1:50
STATUS	SHEET Worker Hut - Floor Plans and Elevations	DRAWN BY DR Agent Contact Details RickardArcDesign@gmail.com 07428468151		DRAWING No. 14
				REV B

APPROVED

By Lisa Walton at 4:09 pm, Apr 16, 2024

RECEIVED

By Liv Rickman at 1:44 pm, Feb 20, 2024



Planning Statement

In support of a planning application for the siting of 2 x shepherd huts for holiday accommodation (camper huts) and 1 x shepherd hut for seasonal staff accommodation at Bryher Campsite, Bryher, Isles of Scilly, TR23 0PR.

Date: February 2024

For: Mr & Mrs Matthews



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6.1 Principle of Development

6.2 Design, Landscape & Heritage Impact

6.3 Neighbour Impact

6.4 Ecology / Biodiversity Enhancement

6.5 Site Waste Management Plan

6.6 Sustainable Design Measures

7.0 Conclusion



1.0 Introduction

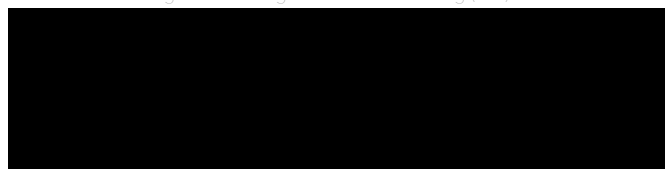
JL Planning has been instructed by Mr and Mrs Matthews to prepare and submit a planning application for the siting of 2 x shepherd huts for holiday accommodation (camper huts) and 1 x shepherd hut for seasonal staff accommodation at Bryher Campsite, Bryher.

The proposed shepherd huts are luxury, bespoke, handmade huts which would be designed and built by a small family company based in Cornwall. The huts are fully movable and therefore can be considered temporary accommodation.

The 2 camper huts are designed to offer an off grid 'glamping' option for staying on the campsite. The staff accommodation has been specifically designed to provide accommodation for the campsite's seasonal staff. All the huts are sited within the existing campsite and are proposed to help support, grow and diversify this well-established holiday business.

This Planning Statement should be read in conjunction with the following;

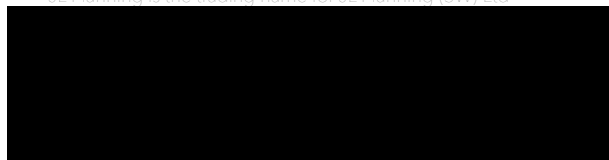
- Planning Application forms
- Drawings
 - 01 Location and Site Block Plan Existing
 - 02 Site Plan as existing
 - 11 A Location and Site Block as Proposed
 - 12 B Site Plan as Proposed
 - 13 B Holiday Huts - Floor Plans and Elevations
 - 14 B Worker Hut - Floor Plans and Elevations
- Appendix 1 - Pre-application Advice received from the Council of the Isles of Scilly



2.0 Application Site

The application site, Bryher Campsite, is a small family run campsite on the island of Bryher. The campsite is nestled in a sheltered valley and benefits from panoramic sea views. The site comprises of 5 smaller campers' field and a modest shower / utilities block and storage shed. The islands are designated as a Conservation Area and an Area of Outstanding Natural Beauty. To the north of the campsite are several other designations including a SSSI (Shipman Head & Shipman Down), Scheduled Monument (Prehistoric Cairn Cemetery and field system on Ship Head Down and Great Bottom, Bryher), Special Protection Area, Ramsar and Archaeological Constraint Area. These areas are outside the application site.

Application Site - Google Map





3.0 Recent Planning History

The applicants sought preapplication advice from the Council in 2022. The advice received from the Council was generally supportive of the development, subject to the relevant details and information being submitted with any future application. This advice has informed and guided this submission and a copy of this advice is included as appendix 1.

4.0 Background & Proposed Development

The applicants, Jo and Tom Matthews, have owned the business and leased the campsite grounds since 2016. Jo was born on St Mary's and grew up living on Bryher. As a teenager, Jo worked on the campsite for the previous owner. Jo left the islands for around 5 years until the opportunity to take on the campsite opened up which allowed her to return 'home' to Bryher. As a child, Tom visited Bryher every year on family holidays and had seasonal work on the islands during university. They were married in 2018 and had their first child in 2019, who now attends the local school on Tresco. Jo manages the campsite full time and Tom works as a marketing manager on Tresco. During the evenings and weekends Tom is also involved in helping to run the campsite.

Jo and Tom are heavily involved in the islands' community. Jo is the Treasurer of the Bryher Community Centre, Treasurer of the World Pilot Gig Championships Committee and is also a retained on-call Fire Fighter. Tom is a Community First Responder for the South West Ambulance Service on the islands and they are both active members of the Tresco and Bryher Gig Rowing Club. Both their parents live on the island, as does Jo's sister. All the family are involved in one aspect or another to help run and operate the campsite.

Since they have owned the business and leased the campsite grounds, they have invested and updated the campsite by:

- Investing in and developing a new website as well as social media platforms. All of which helps market the site and makes it easier for customers to book a holiday.





- Investing in new white goods essential to the campsite, new freezers for campers ice packs, and washing machine/tumble dryer for campers use.
- Investing in a new trailer, tractor and a tractor lawnmower.
- Buying two bell tents and associated furniture / equipment to provide two on-site 'glamping' tents.
- Successfully applying for a rainwater grant and have now had 2 rainwater tanks installed (7500 litres of rainwater storage)
- Building a storage shed, for general equipment and to store and keep campers luggage dry whilst waiting for the departure boat.
- Investing in hedging plants for wind breaks to protect tents in stormy weather - a rolling project of about 150 plants a year.
- Investing in secure mobile phone charging facilities
- Investing their time getting to know their guests so that they have approximately around 75% repeat customers in the summer. They have been successful in encouraging visitors to camp during the May half term. This is important because there has been a decline in visitor accommodation on Bryher in recent years (2 holiday cottages and a guesthouse are no longer available for holiday accommodation). In addition, if the campsite is successful and attracting visitors the wider economy of Bryher benefits.

In terms of staff levels, Jo works on the site full time. Tom and both set of parents also help run the business. In addition, they have 3 part time seasonal positions. Jo's sister and another local student currently fulfil two of these posts and the third position is advertised for a seasonal member of staff, to work and live on the site. There is no staff accommodation and therefore the accommodation offered is simply a camping pitch on the campsite from April to September.

In recent years it has become increasingly difficult to find staff that are happy to accept a camping pitch as 'accommodation'. In addition, Jo's sister has recently taken up a teaching position at Tresco and at some point in the future their existing student





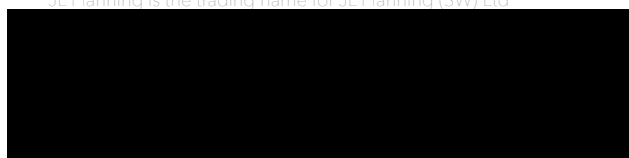
member of staff may take up full-time employment elsewhere. It is therefore likely, that they will have to advertise for additional seasonal positions to help run the campsite in the short to medium term. In response to the lack of staff accommodation, Jo & Tom have at times had to accommodate seasonal staff in their home (particularly when the weather has been bad). While for short periods of time this was feasible, this option is clearly less than desirable and is not a sustainable long term solution.

It has become clear to Jo and Tom that they need to provide proper onsite staff accommodation. Their seasonal staff are vital to the success of this family business and the offer of a camping pitch as staff accommodation is not a viable future option to attract good quality seasonal staff. In response to this need, and their desire to continually grow and support this holiday business, planning permission is sought for 2 shepherd huts for holiday accommodation (camper huts) and 1 shepherd hut for seasonal staff accommodation.

The internal layout and accommodation features have been carefully designed by Jo and Tom over the last 9 months in collaboration with the hut makers, Timeless Spaces. The huts have been specifically designed to meet the accommodation needs of the business. The shepherd huts are fully movable and therefore a temporary form of accommodation. The huts will be constructed in Cornwall and then delivered to Bryher.

The 2 camper huts are designed to offer an off grid 'glamping' option for staying on the campsite. There is no electric or water supply required, nor is a bathroom included so there are no foul drainage requirements. The huts would provide a double bed and separate sofa / bunk bed arrangement for children. A built-in banqueting seat with storage, table and chairs provides a dining area. Finally, a small kitchen unit with gas hob and storage cupboards is included to provide basic camper cooking facilities. There is no sink within the kitchen as these huts are designed to be off grid. Campers would use the campsite's water / washing / toilet facilities.

The staff accommodation has been purposely designed to provide accommodation for the campsite's seasonal staff. The hut includes a double bed, kitchenette, bathroom and wood burner. This hut is proposed to sit just to the north of the existing toilet block and would benefit from water, electrics and a foul drainage connection via the existing on site services. The hut has been designed to provide small but self-contained accommodation, with the aim to attract good quality seasonal staff.





All the huts are sited within the existing campsite. The staff hut is sited centrally within the campsite to provide a visible on-site presence, which would aid in the management of the campsite.

The shepherd huts would be provided by Timeless Spaces, a Cornish family business which designs and builds, luxury bespoke shepherd huts. The huts are a high end, high quality, sustainable spaces, which would be clad in larch timber, with handmade hardwood windows and doors under a curved metal roof. The hut's chassis is oak and the cast iron wheels are sourced from the foundry in Wadebridge. The huts are fully insulated to provide a comfortable 'glamping' option for the campsite and in particular are proposed to help attract new holiday makers (first time visitors) to the islands and to encourage more visitors to stay during the 'shoulder' months of the season (Spring / Autumn).

Finally and to be clear the huts are proposed to replace the existing Bell Tents.

Detailed scale plans have been submitted alongside this application.

5.0 Planning Policy

The intention here is not to provide an exhaustive list of all the applicable planning policies and guidance, rather to highlight the key planning policies.

5.1 National Planning Policy Framework

The National Planning Policy Framework and accompanying National Planning Practice Guidance set out the Government's national planning policies and guidance.

Para. 7 explains that the planning systems purpose *is to contribute to the achievement of sustainable development*.

Para. 8, in summary, states that achieving sustainable development means that the planning system has three overarching objectives;



- a) an economic objective
- b) a social objective
- c) an environmental objective

Para. 11 states;

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay;

Para. 38 States that *Local planning authorities should approach decisions on proposed development in a positive and creative way*

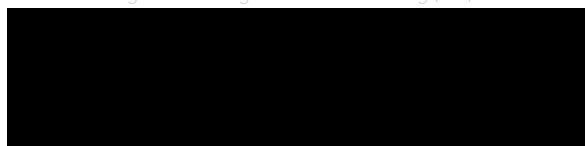
Para. 47 explains that planning decisions must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 85 explains that *Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*

Of particular importance is para. 88 which is directly applicable to supporting a prosperous rural economy and explains, inter alia;

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas...*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside"*





Para. 131 sets out the importance of design within the planning process, notably stating that *good design is a key aspect of sustainable development, creates better places in which to live and work and help make development acceptable to communities.*

The application site is within the AONB and thus para. 182 is applicable, which explains, *that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB...which have the highest status of protection.*

Turning to heritage impacts, para. 203 of the NPPF explains that;

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Para. 205 states that;

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

5.2 Isles of Scilly Local Plan 2015 to 2030

For the purposes of decision making, the development plan for the Isles of Scilly comprises of the Isles of Scilly Local Plan 2015-2030.

The applicable policies are listed below and assessed with section 6.0 of this statement

Policy SS1 Principles of Sustainable Development

Policy SS2 Sustainable quality design and place-making

Policy OE1 Protecting and Enhancing the landscape and seascape



Policy OE2 Biodiversity and Geodiversity
Policy OE4 Protecting Scilly's Dark Night Skies
Policy OE5 Managing Waste
Policy OE7 Development affecting heritage

Policy LC4 Staff Accommodation
Policy WC1 General Employment Policy
Policy WC5 Visitor Economy and Tourism Developments

6.0 Planning Assessment

The key planning issues in the assessment of this application are;

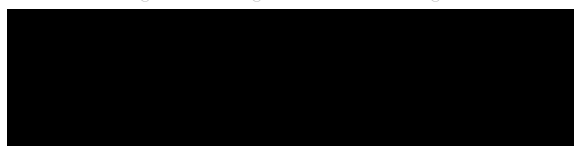
- Principle of Development
- Design, Landscape & Heritage Impact
- Neighbour Impact
- Ecology / Biodiversity Enhancement
- Site Waste Management Plan
- Sustainable Design Measures

6.1 Principle of Development

In terms of the wider economic context, the Local Plan recognises the challenges the islands face and it seeks to support the economy. The Local Plan explains;

...islands' economy has suffered a decline. Visitor numbers have dropped, and farming and fishing have contracted. All of these factors have impacted on the viability of the islands' community.

The Local Plan must be responsive to the specific challenges and issues facing the Isles of Scilly...in order to prevent further economic and population decline. The ambition is to work proactively with applicants and investors to secure developments that improve the





economic and social conditions of Scilly, whilst protecting and enhancing its outstanding environment.

Creating a more competitive, diverse and resilient economy based on an exceptional and inspirational environment...

Provide sustainable growth in tourism in response to changing markets with a focus on improving the quality and value of its product, particularly tourism accommodation..

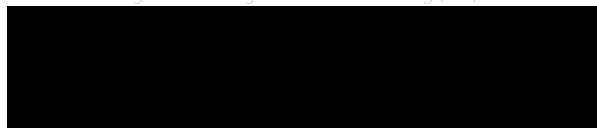
This application proposes 2 huts for holiday accommodation (camper huts) and 1 hut for staff accommodation. The principle of each of these elements is assessed below. In summary, the general aim of the development is to support, grow and diversify this existing family run business.

Shepherd huts for holiday accommodation (camper huts)

Policy WC5 states that;

- 1) *Proposals for new or upgraded tourism development will be permitted where they:*
 - a) *make a positive contribution to creating a sustainable, diverse and modern tourism economy; and*
 - b) *are located in sustainable and accessible locations; and*
 - c) *are appropriate to the site and its surroundings in terms of activity, scale and design; and*
 - d) *do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; and*
 - e) *in the case of conversions, do not result in the loss of homes that would otherwise be available for permanent occupation, unless there are wider public benefits demonstrated to offset the loss of permanently available homes.*

- 2) *Proposals for tourism developments will be particularly encouraged subject to a) - e) above, and where it is demonstrated that they would:*
 - a) *extend the tourism season and increase productivity and wages in tourism*
 - b) *support the promotion and interpretation of the islands' heritage; and*





- c) *provide a viable and appropriate use for under-used buildings where they can be converted and are worthy of retention, and in accordance with Policy SS3.*

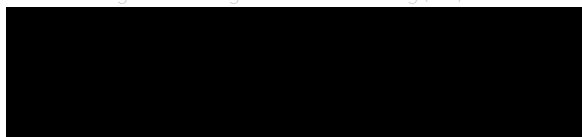
With respect to the criteria set out in Policy WC5, I have commented as follows;

a) make a positive contribution to creating a sustainable, diverse and modern tourism economy;

This application relates to a well established existing tourism business, Bryher Campsite. Since taking ownership of the business the applicants have sought to invest and improve the site and attract new customers to Bryher. A full list of the investments made is set out in section 4.0 of this statement. The aim has been to create a sustainable business and a modern campsite that meets the needs and growing expectations of its customers.

The applicants have recently invested in 2 bells tents, with the aim to provide a new glamping experience on the site which it was hoped would attract new visitors (e.g. holiday makers who would not traditionally want to camp on the island). While the bell tents have proved to be popular, they are labour intensive and require maintenance or replacement each year. As a result, they are not as economical or sustainable as they hoped.

This application proposes 2 camper huts, which are designed to be off-grid and provide a new glamping experience for the campsite. The intention is to diversify the site and provide a high quality, low impact, temporary and moveable form of accommodation. The huts are bespoke and designed to provide a flexible and versatile form of accommodation which meets the needs of couples or families. For example a bench seat and drop down bed can provide bunk bed spaces for children. The aim of these huts is to support and help grow the business, attract new customers to the campsite and to boost visitor numbers in the shoulder months of the season by providing a more comfortable form of accommodation. This form of accommodation reflects the growing demand for 'experience' style glamping accommodation which is usable in the cooler and wetter shoulder months of the tourism season (spring / autumn). The huts are high quality, handmade and fully insulated, which are built to last and survive the island's weather. Overall, the huts will be more sustainable than the existing bell tents.





b) are located in sustainable and accessible locations; and

The huts would be sited in the campsite which is well established, sustainable and accessible.

c) are appropriate to the site and its surroundings in terms of activity, scale and design; and

The provision of two glamping huts within an existing campsite is reflective and appropriate for the existing campsite. In terms of scale, two huts dotted within the camping fields is sensible and a sympathetic option to diversifying the site. In terms of design, the huts would clearly appear as ancillary glamping accommodation which would be sensitive to the current land use. The huts are high quality and finished with larch cladding which would be left to naturally weather and 'silver down'. This combined with their small scale and light grey roof would allow the hut to nestle into the existing campsite and surrounding landscape.

d) do not result in an unacceptable impact on the environment or residential amenities, in accordance with other relevant policies in the Local Plan; and

The huts are fully moveable and a temporary form of accommodation. They would not be connected to any mains water, electric or foul drainage. The huts would only require minimal ground works, around the wheels to provide 4 individual pads to sit the huts on. This work would be reversible. The huts would form part of the existing camping site and replace the bell tents, therefore the huts would not increase the number of pitches available on the site. Due to the existing use of the site, it is not considered that this proposal would lead to any adverse impact on residential amenities.





2) Proposals for tourism developments will be particularly encouraged subject to a) - e) above, and where it is demonstrated that they would:

a) extend the tourism season and increase productivity and wages in tourism

The huts are specifically designed to provide a high quality, high value form of accommodation which would help attract visitors in the shoulder months of the season and therefore support the Local Plan's aims to extend the tourism season and increase productivity.

b) support the promotion and interpretation of the islands' heritage; and

While not specifically proposed on heritage grounds the development provides a new form of accommodation to attract and encourage more visitors to the islands.

c) provide a viable and appropriate use for under-used buildings where they can be converted and are worthy of retention, and in accordance with Policy SS3.

There are no under-used buildings on the site which would be suitable for holiday accommodation.

Shepherd hut for staff accommodation

The pre-application advice from the LPA explained that *the principle of staff accommodation is considered acceptable and Policy LC4 sets out the requirements to be considered.*

With respect to the criteria set out within the Policy LC4(1), I have commented as follows;

Policy LC4(1) states;

1) New staff accommodation for businesses and organisations will be permitted where:





a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area;

Bryher campsite is a long standing, well-established business, which attracts and accommodates thousands of visitors every year to the island. Operating and running the campsite is an on-going 7 days a week commitment from Spring to Autumn. At times work continues late into the evening and sometimes during the night to help campers and respond to their needs / requirements as and when they arise. While no 2 days are exactly the same, a typical day on the campsite is set out below;

0500 - Early Clean

0800 - Paperwork - Arrivals & Departures report to Boats, chasing balances, answering phones messages / emails etc

1000 - Daily Jobs - Deep cleaning areas, weeding, stock counting, general maintenance

1100 - Lunchtime Clean

1215 - Departure Pickup - take the luggage down to the quay (the applicants own a 4 tonne trailer and more often than not, this is full and a double run with luggage is required)

1245 - Luggage changeover on the quay (emptying the trailer ready to receive the arriving luggage)

1300 - Meeting the arrivals off the boat, load the trailer with all the arrival luggage

1330 - Assist the departing luggage onto the boat - wave the departures off.

1345 - Head back up to the campsite, help campers to their pitch with their luggage, spend time giving each group a welcome, shower tokens, answer any questions they have etc.

Lunch break about 1430/1500

1600 - top up clean on the shower block, writing up boat times for the following day

1630 - collect up all the rubbish and take this down to the local rubbish collection point which opens at 1700 (3 days a week)

1700 - late evening - General help and assistance as required to deal campers requirements / customer service / site warden presence etc

This schedule is ongoing as they welcome arrivals and manage departures every day of the week that there is a Scillonian sailing. Saturday is the busiest day of the week when they have the most arrivals and departures and is also the bell tents changeover day which they have to manage and organise. Once a month they also move each bell tent,



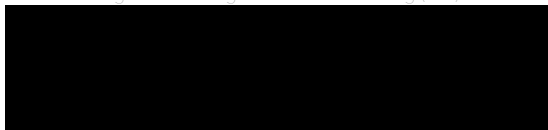


which is several hours work in itself and does not include rewater-proofing or repair works.

In addition to the general day to day running of the campsite, there is also an ongoing list of extra jobs like site maintenance, grass cutting, hedge trimming, strimming the field entrances etc.

The background to this proposal and the existing staff levels have been explained in section 4.0 of the statement. To recap, Jo works full time on the site and Tom helps during the evenings and weekends, but as he works full-time on Tresco he has limited availability. Their parents both live on the island and from time to time also help out. In addition, the site has 3 part time seasonal positions which are required from April to September. Two of these positions have been filled by Jo's sister and another local student who lives on the island. Moving forward and in the short to medium term these staff members might not be available as they take full time positions elsewhere on the islands, finish University and / or potentially move off the islands. The third position has been met by advertising each year for a seasonal member of staff. The accommodation offered to seasonal workers has simply been a camping pitch. There is no other accommodation on the campsite, nor is there any other accommodation available in the area. As one can imagine, living in a tent from April to September is not for the fainthearted. Moreover, and as has been well reported across the hospitality and tourism sectors, finding and attracting staff has become increasingly challenging. Jo and Tom have found it increasingly difficult to find good quality staff and many applicants are simply put off by the lack of any staff accommodation. At times Jo and Tom have had to open up their home to accommodate staff which for a young family is clearly less than desirable and not a longterm solution. If they lose their existing seasonal staff who live on the island, there would be a genuine need to provide 3 staff huts for the site. At the moment and thankfully only one hut is required and therefore the applicants are applying for the minimal amount of staff accommodation required.

In view of the above, it is clear the proposed staff hut is required to help run and operate this busy and well established family business.





b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation

The staff shepherd hut is a temporary form of accommodation which is moveable and due to its scale and compact nature is clearly not intended for or suitable for year round accommodation. The hut has been designed to provide a comfortable and functional unit of staff accommodation which would certainly be a significant upgrade to living in a tent. The hut is fully insulated and includes a small kitchenette and dining area, so staff have a place to cook and sit in relative comfort while they are not working. In order to provide the staff with a degree of privacy and separation from the campers, the hut also includes a small bathroom. The aim of the hut is to provide a high quality functional form of accommodation which visually looks fantastic and sits comfortably within the landscape but also helps Jo and Tom attract good quality seasonal staff.

d) on an off-Island the proposed accommodation is located within an existing building or adjacent or well related to the existing business consistent with Policy LC7

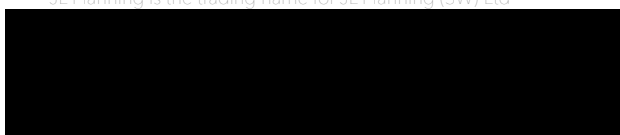
The staff hut is sited in the campsite and is therefore well related to the existing business.

2) All staff accommodation permitted will be subject to occupancy restrictions. In addition to the above, seasonal staff accommodation will only be permitted where it:

The staff hut is proposed for staff accommodation and it is expected that this hut would be subject to a condition which restricts its occupancy to staff accommodation only.

a) is located in an area that relates well to the business where possible, with the exception of the re-use of buildings; and

As above, the hut is sited in the campsite and is therefore well related to the business.





b) does not cause harm to residential amenity through staff working unsociable hours.

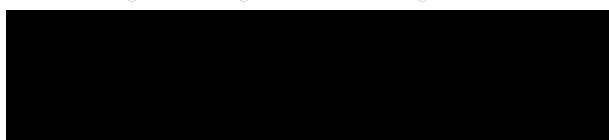
The hut will replace the camping pitch previously offered as staff accommodation. As the hut is situated within the existing campsite the proposed accommodation would not lead to any neighbour amenity harm.

To conclude, the holiday and staff accommodation is clearly justified and required. The proposed accommodation is thermally efficient and capable for use during the entire season. This helps support and extend the tourism season and helps to deliver a more sustainable tourism industry. This development would also support and generate economic spend within the wider economy, notably guests spending money in the islands' services and facilities. In turn, this then leads to the associated social benefits and aids in supporting employment growth.

6.2 Design, Landscape & Heritage Impact

Both the campers and staff hut will be constructed by Timeless Spaces, a small family firm base in Cornwall who specialise in building luxury huts. The huts are bespoke and handmade to the highest quality. The huts represent a significant investment for the business and have been carefully chosen and designed so that they will sit comfortably and sympathetically within the landscape. The wheels are black, cast iron wheels from the foundry in Wadebridge. The chassis is oak, which is hand cut and shaped. The external timber cladding is larch which would be left to naturally weather and silver down. The windows and doors are handmade from hard wood timber and the roof comprises of light grey, corrugated aluminium sheets.

The huts have been carefully located across the campsite to ensure that they don't appear as a collective group or represent a commercial holiday site offering. By separating the huts out across the site, their dispersed positions help ensure their appearance reflects the shepherd's hut traditional isolated form. This approach also accords with the preapplication advice provided by the Council. The huts while within a Conservation Area are not near any listed buildings. Nor would the development impact on any other historic features. Minimal groundworks are required to site the huts. While the staff hut is connected to the existing on site services (electric, water, drainage) a





short, shallow service run is all that is required to facilitate these connections. In terms of external lighting and potential impact on Scilly's Dark Sky, the camper huts are off grid and thus only solar lights (like existing camping lights) are included on the hut. The staff hut has 2 discrete down lights. Overall, minimal lighting is included which is reflective of the campsites use. For these reasons the development would not lead to any adverse light impacts and accords with Local Plan policy OE4.

The huts have been sited adjacent to existing hedgerows which the applicants have continued to support and protect with an on-going, rolling project of planting about 150 plants per year. The huts will not damage or require the removal of any sections of hedgerow.

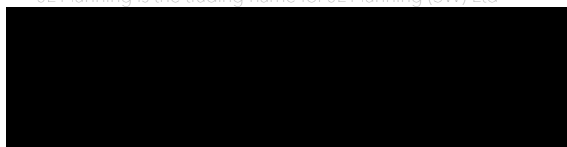
While the hut would be visible in the landscape they are sited within the existing campsite and are thus reflective of the site's holiday use and appearance. While the huts, unlike tents, would remain on site all year round, their dispersed position, design and siting adjacent to existing hedgerows would help minimise their impact on the landscape. Overall and given their siting, design and scale, the huts are considered to represent a sympathetic and respectful form of development which would have a negligible impact on the wider character and appearance of the AONB and Conservation Area.

This proposal would, in accordance with the duty contained in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, preserve the character and appearance of the Conservation Area.

The application is therefore considered to comply and accord with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, chapters 15 and 16 of the National Planning Policy Framework and policies OE1, OE4 and OE7 of the Isles of Scilly Local Plan.

6.3 Neighbour Impact

The proposed huts would be sited within the existing campsite and would not lead to any additional increase in camper pitches on the site. The huts are not immediately near or adjacent to neighbouring properties. Overall, due to scale, siting and design of the development, this proposal would not lead to any adverse neighbour amenity impacts.



6.4 Ecology / Biodiversity Enhancement

The proposed huts would be situated within the existing camping field and require only minimal grounds to enable their siting. The development would not remove any trees or hedgerows nor alter or remove any buildings or other structures. For these reasons this proposal would not lead to any adverse impact on the site's ecology or biodiversity. Bird boxes can be sited on the hut's end elevations (away from the windows) to help provide a biodiversity net gain. The applicants have already committed themselves to investing in hedging plants, to help provide wind breaks across the site and have an ongoing rolling project of planting about 150 plants per year. This practice will continue and not only helps support the campsite, but aids in protecting valuable hedgerows which protects and adds value to the site's ecology and biodiversity value.

6.5 Site Waste Management Plan

The huts are proposed to replace the existing bell tent camping pitches and therefore will not increase the overall number of camping pitches on the site, rather they will simply provide an alternative form of accommodation. The existing onsite waste management practices will remain in place and would be used to serve this development. The camper huts are off grid and therefore, like existing campers, occupiers of the huts would use the onsite showers and toilets. The staff hut will replace the 'camping pitch' offered to seasonal staff and will be connected to the existing onsite facilities. For these reasons the development would not lead to any unacceptable waste management impacts.

The huts would be made in Cornwall and are fully moveable. The hut would be delivered to the site as complete huts and therefore would not lead to any onsite construction waste or associated impacts.

6.6 Sustainable Design Measures

The huts will be provided by Timeless Space, a small family firm base in Cornwall. Local suppliers are used and as the huts are handmade this minimise waste. The huts are fully insulated and include timber double glazed windows and doors. Due to this and their small size the huts are extremely thermally efficient and require minimal heating. The



fenestration pattern also provide ample natural light which reduces the need to use artificial lighting. The two camper huts are off-grid and there is no heating or lighting (other than some solar lights) proposed. The staff hut is proposed to include a small wood burner to provide some warmth in the shoulder months of the year. Finally, the huts are handmade and designed to last a lifetime and thus are countercultural to today's throw away consumer society. For this reason, they represent a significant economic outlay but are proposed to provide a high quality and longstanding sustainable form of accommodation.

7.0 Conclusion

The development would provide 2 camper shepherd huts and 1 staff shepherd hut. The camper huts will help this existing business to diversify. These huts are designed to encourage new visitors to Bryher and to extend the tourism season by increasing visitor numbers in the shoulder months of the year. The huts would provide glamping accommodation for the campsite, which is complementary, respectful and appropriate for this existing tourism business. The staff hut is clearly required and justified to support the existing business. There is no existing staff accommodation on the site and the offer of a camping pitch is no longer a viable solution to attracting the required seasonal staff.

The proposed shepherd huts would, due to their modest scale, siting and high quality design, represent an attractive form of development which would sit comfortably and respectfully within the island's sensitive and attractive landscape.

This development represents a significant investment by a young family into this existing longstanding, well established business. The development would clearly improve the economic and social conditions of Bryher and the wider islands, whilst also protecting Scilly's outstanding environment. The development would support the existing business and in turn this young local family, which would help build a strong and resilient community.

Overall, the development is considered to fully comply with the National Planning Policy Framework and the Isles of Scilly Local Plan. In my professional opinion there is no reason why the application should not be approved. I trust that the LPA following their assessment of this application will also conclude that this proposal is acceptable and will approve this application without delay.

