



**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](mailto: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/24/024/COU                      **Date Application Registered:** 11th April 2024

**Applicant:** Stevie Britton  
Stepnell  
Chandler's Ford,  
Eastleigh,  
SO53 3LU

**Site address:** Stoneyard Moorwell Lane Hugh Town St Mary's Isles of Scilly  
**Proposal:** Temporary change of use from Sui Generis (Stoneyard) to Class C3 (Dwellings) for 16 portable single sleeper units (Bunkabin-type units), 4 junior diner units and a laundry room for a period of up to 4 years for contractors engaged in projects identified within the Council of the Isles of Scilly's Strategic Asset Management Plan.

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 Plan (received 05/04/2024)**
  - **Plan 2 Block Plan (received 08/04/2024)**
  - **Plan 3 Block/Zoning Plan (received 18/03/2024)**
  - **Plan 4 Design and Access Statement (received 18/03/2024)**
  - **Plan 5 Flood Risk Assessment (Document ref: TMS0002727, dated March 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 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.

**C4 No artificial external lighting shall be installed within the red line boundary without the prior agreement in writing of the Local Planning Authority. The lighting shall accord with the approved details thereafter.**

Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

**C5 Before the accommodation is first brought into use, the applicant will confirm the date on which the bunkabins are placed on the site. This permission shall be for a limited period only, expiring once all works associated with the Council of the Isles of Scilly's Strategic Asset Management Plan projects are complete or within four years from the confirmed date of the accommodation being installed on site, whichever is sooner. The use hereby permitted shall be discontinued, the bunkabins and associated installations shall be removed from the islands and the site reinstated to its former condition within three months of this permission expiring, or the use ceasing.**

Reason: To safeguard the visual amenity and landscape character of the Islands and to acknowledge the particular circumstances in this case and to retain control over the future use of the site in accordance with Policies OE1 and OE7(5) of the Isles of Scilly Local Plan (2015-2030).

**C6 The occupation of the temporary containerised accommodation, hereby approved, shall be limited to short-term occupation by external contractors engaged in projects identified within the Council of the Isles of Scilly's Strategic Asset Management Plan. The applicant 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 temporary containerised accommodation hereby permitted is occupied only by persons employed as external contractors and not as general staff accommodation for other businesses.

**C7 The development hereby permitted shall be carried out in strict accordance with all mitigation measures referenced within the Flood Risk Assessment (Document ref: TMS0002727, dated March 2024) to include:**

- The site will register with the EA flood warning service.
- Site services, particularly electrical facilities shall be located off the ground level, and even above the raised floor level of the units.
- An emergency Evacuation Plan shall be provided to the residents of the units.
- Construction materials for the project delivery will be stored locally to the specific work End 2 sites, including COSHH substances.

Reason: To ensure that flood risk is managed, in accordance with Policy SS7 of the Local Plan.

**C8 Prior to the occupation of the temporary containerised accommodation hereby approved, the proposed access zoning fencing shall be erected and shall remain in place for the duration of the accommodation of the units.**

Reason: To ensure the safety and amenity for future occupiers and the safe and uninterrupted operation of the waste site.

**PRE-COMMENCEMENT CONDITION: Site Waste Management Plan for Occupation**

**C9 Prior to the commencement of the development, hereby approved, a scheme shall be**

**submitted to and approved in writing by the Local Planning Authority, to demonstrate the storage of waste and recycling as well as a presentation area for the weekly collection of waste, shall be submitted to and agreed in writing with the Planning Authority. The presentation area(s) for waste and recycling collection shall be well-screened, accessible, secure and vermin proof. The development shall thereafter proceed in strict accordance with the approved scheme only.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to ensure adequate space is available to for the safe and secure storage of waste and recycling, including being accessible for waste collection vehicles, to be submitted and agreed by the Local Planning Authority. In accordance with the requirements of Policy SS2(2) and Policy OE5 of the Isles of Scilly Local Plan (2015-2030).

### **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. Fire Safety Water Supply: Adequate water supplies for Firefighting purposes will be achieved by: complying with the requirements as detailed in the attached guidance note W102, and compliance with Part B5 of Approved Document B, Fire Mains and Hydrants.
3. Fire Safety: Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouses.
4. Non-Material Amendments: 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 (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer.
5. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £145 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied:  
[https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
6. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).

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:** 7<sup>th</sup> June 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 Stevie Britton

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/024/COU and the accompanying conditions have been read and understood by the applicant: Stevie Britton.

- I/we intend to commence the development as approved:** Temporary change of use from Sui Generis (Stoneyard) to Class C3 (Dwellings) for 16 portable single sleeper units (Bunkabin-type units), 4 junior diner units and a laundry room for a period of up to 4 years for contractors engaged in projects identified within the Council of the Isles of Scilly's Strategic Asset Management Plan. at: Stoneyard Moorwell Lane Hugh Town St Mary's Isles Of Scilly **on:**.....
- I am/we are aware of any conditions that need to be discharged before works commence.
- 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.

For the avoidance of doubt you are reminded to address the following condition(s) 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.

## **PRE-COMMENCEMENT CONDITION(S)**

C9 Prior to the commencement of the development, hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate the storage of waste and recycling as well as a presentation area for the weekly collection of waste, shall be submitted to and agreed in writing with the Planning Authority. The presentation area(s) for waste and recycling collection shall be well-screened, accessible, secure and vermin proof. The development shall thereafter proceed in strict accordance with the approved scheme only.