

# Council of the Isles of Scilly Delegated Planning Report Other application

**Application Number:** P/24/024/COU  
**UPRN:** 000192001908  
**Received on:** 15 March 2024  
**Valid on:** 11 April 2024  
**Application Expiry date:** 6 June 2024  
**Neighbour expiry date:** 6 May 2024  
**Consultation expiry date:** 8 May 2024  
**Site notice posted:** 15 April 2024  
**Site notice expiry:** 6 May 2024

**Applicant:** Stevie Britton Stepnell  
**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.

**Application Type:** Change of Use

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**Recommendation: Permit**

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## **Summary Conditions:**

1. Standard time limit
2. Adherence to plans
3. Working hours
4. Artificial lighting
5. Implementation notification
6. Occupation restriction
7. Flood risk mitigation
8. Zoning
9. Site Waste Management Plan for Occupation

## 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: Dan Marcus

Date: 15.05.2024

## Site Description

The application site is located to the rear of the Porthmellon Industrial Estate and to the north of the Council's Household Waste and Recycling Centre at Moorwell. The was historically used as a stoneyard, where stone was stored in connection with a local building company.

More recently, the application site has been used to site 7 junior 'bunkercabins' used for temporary contractor construction worker accommodation, for workers employed in the works associated with coastal defence works, pursuant to application reference P/21/051/COU. This permission was for a period of up to 2 years and was granted in January 2023.

To the south east of the application site is the Lower Moors (St Mary's) SSSI.

The site has limited vehicular and pedestrian access through the Council's waste site.

## Proposed Development

The application proposes a further temporary change of use from Sui Generis (Stoneyard) to Class C3 (Dwellings) for 16 portable single sleeper units (Bunkercabins), 4 junior diner units and a laundry room for a temporary period of 4 years. The accommodation and facilities would be for construction contractors engaged in projects identified within the Council's Strategic Asset Management Plan (SAMP).

The units would be sited in 2 parallel rows, with the diner cabins located to the northern end of the site. The laundry room would be sited close to the entrance

from the waste site. The proposal would also include a temporary 110kva hybrid generator within acoustic fencing and a temporary electrical mains board.

The site would have pedestrian access from and through the waste site which would require zoning to ensure safe access and egress and to minimise any impact on the operation of the waste site. Fencing is proposed to demarcate the access zone from the general operation of the waste site.

**Certificate:** B

**Other Land Owners:**

Duchy of Cornwall, Hugh House, St Mary's, Isles of Scilly  
Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly

## Consultations and Publicity

The application has had a site notice on display for 21 days (15.04.2024 – 06.05.2024). The application appeared on the weekly list on 16<sup>th</sup> April 2024. Due to the nature of the proposal external consultations are required as set out below.

<b>Consultee</b>	<b>Date Responded</b>	<b>Summary</b>
<b>Cornwall Archaeological Unit</b>	19/04/2024	We have consulted the Cornwall & Isles of Scilly Historic Environment Record and the submitted documents and, in this instance, we consider it unlikely that significant archaeological remains will be disturbed by the proposed scheme. No archaeological mitigation is required, and therefore no archaeological condition is sought.
<b>Environment Agency</b>	08/05/2024	We have no objection to this planning application from a flood risk perspective, subject to the inclusion of conditions.
<b>Environmental Health</b>	N/A	No comments received
<b>Cornwall Fire &amp; Rescue</b>	17/04/2024	<p>Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access.</p> <p>Adequate water supplies for firefighting purposes will be achieved by complying with the requirements of Part B5 of Approved Document B.</p> <p>Should planning permission be granted, the fire authority would remind the applicant The Regulatory Reform (Fire Safety) Order 2005 applies, 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.</p> <p>It is also noted within the Bunkerbin sleeper suite literature there is a claim the sleepers comply with</p>

		'Building Regulations and Fire Regulations', the fire authority has previously requested information from 'Bunkerbin' to support this claim without success. Therefore, as the buildings will be sited for a significant length of time should planning permission be granted the fire authority would require a full consultation from the applicant/responsible person before installation to ensure the risk of fire spread from one building to another is in accordance with Approved Document B and meets current fire safety guidance.
<b>South West Water</b>	08/05/2024	In relation to a connection to the drinking water network South West Water is able to support connection for the proposed extension. The applicant should liaise directly with South West Water regarding the detail of this connection.  For the foul we note the proposal to utilise a Private Package Plant. As this is a private solution South West Water have no comments to add.  Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge via soakaway is acceptable and does meet with the Run-off Destination Hierarchy.
<b>Waste &amp; Recycling</b>	N/A	No comments received.

## Representations from Residents:

Neighbouring properties written to directly:

- R Hand Haulage, 7 Porthmellon Industrial Estate
- Island Carriers, 8 - 10 Porthmellon Industrial Estate
- Five Island Trading, 6 Porthmellon Industrial Estate
- Porthmellon Waste Management Site, Moorwell Lane

0 letters of representation have been received.

## Relevant Planning History:

### **Stoneyard**

P/22/051 - Temporary change of use of land from Sui Generis (Stoneyard) to Class C3 (Dwellings) for the provision of 7 no. portable single living containerised accommodation units for a period of up to 2 years to accommodate workers delivering the Coastal Defences project.

Granted January 2023

### **Porthmellon Waste Site**

P/13/032 - Lawful Development Certificate for the continued use of the Moorwell Waste Management Site and associated buildings for waste management activities including the;

- a) Stockpiling of commercial, domestic and construction & demolition (C&D) waste;
  - b) Sorting and processing of those wastes for: i) Recycling or re-use on island; ii) Export to mainland for recovery or disposal; or iii) Incineration;
  - c) Stockpiling of ash from the incineration of waste;
  - d) Stockpiling, baling and exporting of recyclable materials (including soils and recycled aggregates).
- Granted October 2014

P/15/077/FUL - Erection of a storage building, to house plant and equipment for the processing of waste and recyclates. (Major Development: Waste Development)  
 Granted November 2015

P/23/67/COU - Temporary change of use of land for a period of 3 years for the siting of five storage containers to support transitional arrangements required for the redevelopment of the Town Hall into a Cultural Centre and Museum.  
 Granted November 2023

## Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Dark Sky Discovery Site:
  - St Martins Site Cricket Pitch, Pool Green Milky Way Class
  - Bryher Community Play Park, Milky Way Class
  - St Agnes Cricket Pitch Milky Way Class
  - St Mary's The Garrison Milky Way Class with hosted events
  - Tresco Playing Fields, Milky Way Class

## Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	Yes
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	Yes
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	N/A
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?	N/A

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?	N/A

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

<b>Heritage</b>	<b>YES OR NO</b>
Would the proposal preserve or enhance the character and appearance of the Conservation Area?	NO
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	N/A
<b>Other Impacts</b> Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	N/A
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?	N/A
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	Yes
Are the Water connection/foul or surface water drainage details acceptable?	Yes
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?	Yes
Are there external lights	Yes

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

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

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

## Analysis:

### Principle of development

The National Planning Policy Guidance (NPPG) makes it clear that Local Planning Authorities may grant planning permission for a specified temporary period. One scenario in which this can be acceptable is where it is expected that the planning circumstances will change in a particular way at the end of that period.

The NPPG also states that it will rarely be justifiable to grant a second temporary permission, except in cases where changing circumstances provide a clear rationale.

Policy LC4 supports the provision of new staff accommodation for businesses and organisations where there is a functional and operational need that cannot be met by existing suitable accommodation available in the area; and the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organization.

It is a material consideration that planning permission was previously granted at this site for a 2-year temporary period (P/21/051/COU) for the temporary change of use of land from Sui Generis (Stoneyard) to Class C3 (Dwellings) for the provision of 7 no. portable single living containerised accommodation units. This permission related to the need to accommodate workers involved in the Coastal Defences project.

The current application seeks a similar change for use for a 4-year period for 16 portable single living containerised accommodation units, 4 diner units and a laundry room. This would be for contractors engaged in projects identified within the Council of the Isles of Scilly's Strategic Asset Management Plan (SAMP).

Given that this would be the second similar temporary permission sought on this site, albeit for a larger development, it would be necessary to identify a clear rationale for a second grant of temporary permission. This will be discussed in the following report.

### **Economic Impact**

There is a well-documented shortage of accommodation for temporary construction workers on the islands, at a time when a number of large and strategic projects have been granted permission with construction anticipated to commence.

On 30th May 2023, the Council approved its Strategic Asset Management Plan (SAMP). This sets out a number of recommendations including the need to provide temporary contractor accommodation and welfare facilities to help in facilitating a number of major projects identified, which already have planning permission and are awaiting construction. Such projects include the Town Hall Cultural Centre and Museum, plus a number of housing developments.

The application would provide accommodation for 16 temporary workers for a period of up to 4 years for individuals engaged in projects identified in the SAMP. The site has already been used to accommodate workers in this way, albeit with a smaller scheme for a shorter period of time. The proposal would provide all required welfare facilities from private sleeping accommodation, dedicated eating and socialising space as well as laundry facilities meaning that the use would be contained to this area.



It is considered that the site would not be suitable for longer term residential or holiday accommodation, however the temporary nature of the proposal is recognised and acceptable in principle given the central location within Hugh Town, close to a number of the identified projects, and the suitability of the site for the use as already established via permission P/21/051/COU.

There is therefore considered to be a strong economic case for granting permission for a temporary period to facilitate the successful implementation of approved strategic projects on the Islands, subject to a number of conditions.

### **Impact on Amenity and Waste Management**

Policy SS2 1) requires proposals to safeguard the amenity of individuals and properties in terms of unreasonable noise and disturbance. Policies OE3 and OE5 require proposals to manage pollution and demonstrate sustainable waste management during construction and operation within a site waste management plan.

The application site is well separated from residential properties and is seen within the context and activities of the industrial estate and waste site. The proposed temporary use is considered to not result in harm to residential amenity by way of overbearance, loss of light, outlook or privacy. Owing to the adjacent land uses, the proposed temporary use is considered to not result in an unacceptable level of noise and disturbance to the immediate area. A site waste management plan is recommended, via an appropriately worded condition.

### **Impact on Historic Environment**

Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character of appearance of that area.

Paragraph 203 of the NPPF advises that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 of the NPPF advises 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy OE7 seeks to conserve and enhance the significance of heritage assets, including the Conservation Area, Scheduled Monuments and Archaeology.

The site does not contain any Listed Buildings or Scheduled Monuments. It does not contain any Archaeological Constraint Areas or other Historic Environment Records but the site is within the Isles of Scilly Conservation Area where there is a statutory duty to ensure development is of sufficient quality to either preserve or enhance the character of the area and designated heritage asset.

As noted in the previous permission (P/21/051/COU), the proposed units would be utilitarian in nature and would not reflect the island's vernacular style of building, having the appearance of storage containers in a linear formation. The buildings would not be of a type or design that would be permitted on a permanent basis, particularly in a Conservation Area. Further, this application proposes significantly more structures of this nature than the previous application which would exacerbate their visual impact. It is considered, in this regard, that the proposal would result in harm to the historic environment, albeit of a less than substantial nature.

Having identified less than substantial harm to the setting and significance of the designated heritage asset it is necessary to weigh this harm against the public benefits of the proposal as identified under paragraph 205 of the NPPF. In accordance with Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) special regard has been had to the preservation or enhancement of the character and appearance of the area.

However, in this case, the public and economic benefits of the scheme, namely the provision of contractor workers accommodation to enable the delivery of strategic projects on St Mary's and the temporary nature of this provision, are considered to outweigh the less than substantial impact that the development would have upon the setting and significance of the designated heritage asset. It is further noted that the proposed units are not highly visible from public vantage points and would be seen within the wider context of the existing waste site. Therefore, on balance, the proposed development's impact upon the Conservation Area is deemed to be acceptable.

### **Impact on Natural Environment**

Policy OE1 seeks to protect the AONB and Heritage Coast, and any development in this location must conserve and enhance the landscape, seascape and scenic beauty of the area and be consistent with its special character and the importance of its conservation. Policy OE2 seeks to conserve and enhance biodiversity and priority habitat.

The previous application proposed 7 units whereas this application proposes significantly more development, with 16 residential units, 4 diner units and a

laundry building. However, as noted in the previous Officer Report, the site is low-lying and not prominent in wider landscape views. The site is largely enclosed by existing buildings and relates well, and is seen within the context of, the existing industrial estate and waste site. The additional structures are proposed closer to the existing waste site thus not spreading development across a wider area. No trees or planting are proposed to be removed and no structures require demolition. No permanent foundations are required, and the units are only required for a temporary period. On this basis, the proposal is considered acceptable.

The application site lies less than 100 metres to the west of the Lower Moors Special Scientific Interest (SSSI). As noted in the previous Officer Report, the SSSI is in an unfavourable but recovering condition and is designated as an important wetland supporting a range of plant and animal species and habitats. It is considered that the site would be unsuitable for long-term residential use on the basis of the unfavourable condition of this nearby site. Any long-term or permanent use of this nature, so close to the SSSI, would likely require an Environmental Impact Assessment and/or a Habitat Regulations Assessment to understand whether the use of land or development would give rise to any likely significant effects. However, due to the non-intrusive and temporary nature of the proposal, where waste and wastewater are containerized and removed from the site, it is not considered that it would give rise to particular harm to this SSSI designation, in accordance with Policy OE2 of the Local Plan.

Policy OE4 of the Local Plan seeks to afford a greater degree of protection for the dark night skies of the Isles of Scilly. In order to ensure no external lights are attached to the exterior of the bunkabins, a condition is recommended to ensure any lights required are approved, before they are put up. Subject to this it is considered that the location of the proposed development, would not have a harmful impact upon the dark sky of the Isles of Scilly, or the Garrison Dark Sky Discovery Site, in accordance with Policy OE4 of the Local Plan.

### **Flood Risk**

The site is located in Flood Zone 3 and is therefore susceptible to flooding. Policy SS7 of the Local Plan does not support development in such areas without an appropriate and proportionate Flood Risk Assessment (FRA) demonstrating how the flood risk will be managed over its lifetime.

A FRA has been submitted and the Environment Agency have raised no objection to the application from a flood risk perspective, subject to a number of conditions.

## **Conclusion**

The NPPG advises that it will rarely be justifiable to grant a second temporary permission, except in cases where changing circumstances provide a clear rationale to do so. Permission was granted for the change of use of the application site to provide contract worker accommodation in the form of 'Bunkercabins' for a period of up to 2 years for works engaged in coastal defence works. This permission was specific in terms of the number of cabins, the projects the associated workers were engaged in and the period of time the temporary permission would last.

The current application would result in less than substantial harm to the conservation area but this harm is considered to be outweighed by the public and economic benefits of the proposal, along with its temporary and relatively sensitively located nature.

Further, and noting its temporary nature, the proposal is considered to have an acceptable appearance and the flood risk would be managed appropriately.

On this basis, it is considered that a further grant of temporary planning permission would accord with development plan policies and is therefore recommended for approval subject to the conditions recommended below.

## **Other Matters**

**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 with 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	
Policy OE4 Protecting Scilly's Dark Night Skies	✓
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			✓
Sustainable Design Measures		Not required	
Biodiversity Enhancement Measures:		Not required	

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) Remove 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:**

- **Unnumbered Location Plan (received 05/04/2024)**
- **Unnumbered Block Plan (received 08/04/2024)**
- **Unnumbered Block/Zoning Plan (received 18/03/2024)**
- **Design and Access Statement (received 18/03/2024)**

**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 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).

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**Print Name:** Lisa Walton

07/06/2024

**Job Title:** Chief Planning Officer

**Signed:**



Authorised Officer with Delegated Authority to determine Planning Applications

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