



Planning Department  
Town Hall, St Mary's, Isles of Scilly, TR21 0LW  
01720 424455  
planning@scilly.gov.uk

### Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The site is located at Carn Thomas, south of Telegraph Road, on the east side of Hugh Town, between Town and Porth Mellon beaches. The site is situated on a rise on Telegraph Road and slopes significantly to the south, where a narrow finger extends to the rear of St Mary's Parish Church.

This is a site of the former Carn Thomas Secondary school, demolished from October 2016 through to January 2017, by

## Applicant Details

### Name/Company

Title

Mr

First name

Simon

Surname

Jones

Company Name

LiveWest

### Address

Address line 1

1 Wellington Way, Skypark,

Address line 2

Address line 3

Town/City

Exeter

County

Devon

Country

United Kingdom

Postcode

EX5 2FZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Marino

Company Name

Dunn Marino Associates

## Address

Address line 1

St Andrews

Address line 2

35 Alphington Road

Address line 3

Town/City

Exeter

County

Devon

Country

United Kingdom

Postcode

EX2 8HP

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

5857.02

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

This planning application involves the proposed construction of 27 new homes, including details of landscaping, surface water management, renewable energy, on-site road access and footpaths, vehicle parking, refuse and cycle provision, provision of public open space together with details of a single point of vehicular access off Telegraph Road. This planning application will be 'policy compliant' and will deliver 100% affordable housing for key workers and will also achieve the minimum allocation of 25% accessible M4(2) housing. The main building forms are two-storey, detached, semi-detached or terraced.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The proposed development site, measuring c. 0.6 ha, is located within Hugh Town, in the west of the island of St Mary's, Isles of Scilly. St Mary's is located c. 43km south-west of the mainland at Land's End, Cornwall.

The site formerly had a secondary school comprising two buildings with associated amenity areas; the buildings have since been demolished and the site is currently disused. The site currently comprises bare ground associated with the footprints of the former buildings in the north of the site, with extensive areas of dense scrub and introduced shrub to the south and east. There is an area of hardstanding associated with a former tennis/ basketball court, and small areas of neutral semi-improved grassland that have been encroached upon by scrub and introduced shrub, and in places is completely encompassed by the encroaching vegetation.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

Educational - Former Secondary School.

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Roof

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Natural grey roof slate

**Type:**

Other

**Other (please specify):**

Rainwater goods

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Black rainwater goods together with anthracite barge and fascia boards plus soffits.

**Type:**

Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Through Coloured smooth render / Slate Hanging & Horizontal coloured cement fibre boarding.

**Type:**

Windows

**Existing materials and finishes:**

N/A.

**Proposed materials and finishes:**

Anthracite /Grey Triple Glazed Casement & Top Hung Windows.

**Type:**

Doors

**Existing materials and finishes:**

N/A.

**Proposed materials and finishes:**

Composite Fibre Glass (various colours).

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Concrete /Tarmacadam

**Proposed materials and finishes:**

Tarmacadam / Permeable Block Paving.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Large format granite & painted render masonry boundary walls / mesh fencing /timber fencing.

**Proposed materials and finishes:**

Low level large format granite & painted render masonry boundary walls / mesh security fencing / timber hit and miss /close boarded fencing & Cornish stone hedge bank .

**Type:**

Lighting

**Existing materials and finishes:**

N/A.

**Proposed materials and finishes:**

Low level bollard lighting installed with infrared motion sensors.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
- No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement will include additional information about Local Context and Building Design: Design Approach - including proposed materials and case studies from the local area.

### **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Refer to MBA Drawing No:

### **Vehicle Parking**

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

**Vehicle Type:**

Cars

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

9

**Difference in spaces:**

9

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake



## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes  
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

2.95

Please provide the date the onsite pre-development biodiversity value was calculated

06/10/2022

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

All calculations have been undertaken in accordance with the Biodiversity Metric 3.1 and guidance (Natural England, 2021, 2022) pertaining to this version of the Metric in 2022. The strategic significance of all habitat features within the site has been categorized as 'location ecologically desirable but not in local strategy' which equates to medium strategic significance. No local strategy is currently available to guide categorization of strategic significance (Net Gain Zones) of proposed habitats.

Which version of the biodiversity metric was used?

Biodiversity Metric 3.1

When was the version of the biodiversity metric used published?

06/10/2022

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

Natural England Biodiversity Metric 3.1 Reference: SV 90693 10650 6th October 2022 version 1

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- Yes  
 No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes  
 No

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

In respect of foul drainage it is proposed that all effluent issuing from the proposed development will be connected to the existing 150mm Diameter public foul sewer that is located within the site and runs parallel to the eastern boundary.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

Plans incorporate communal refuse stores & bin muster points to ensure residents & refuse collection operatives do not have to travel more than 30 metres and 25 metres respectively.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

The proposed communal waste stores can be divided into recycling sections, including paper, glass, general waste etc.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

# Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

## Housing Type:

Flats / Maisonettes

### 1 Bedroom:

12

### 2 Bedroom:

10

### 3 Bedroom:

5

### 4+ Bedroom:

0

### Unknown Bedroom:

0

### Total:

27

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	12	10	5	0	0	27

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Totals

Total proposed residential units	27
Total existing residential units	0
Total net gain or loss of residential units	27

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Simon

Surname

Jones

Declaration Date

23/03/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Marino

Date

26/03/2024