



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
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/23/086/COU | Date Application Registered: | 16th November 2023 |
| Applicant: | South West Water Ltd Peninsula House, Rydon Lane, Exeter, EX2 7HR | Agent: | Mr Maxwell Griffin Fisher German LLP The Estates Offices, Norman Court, Ivanhoe Business Park, Ashby-de-la-Zouch, LE65 2UZ |

Site address: Land at Green Waste Processing Site Parting Carn Lane, Parting Carn, St Mary's Isles of Scilly.

Proposal: Temporary use of land as a construction compound with associated welfare facilities to support South West Water upgrade to waste and water infrastructure across the Isles of Scilly for up to four years.

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**
- **Plan 2 Proposed Site Layout Plan, drawing number: 107780-PEF-XX-500-D.DR-T-0003**
- **Plan 3 Proposed Site Elevations, drawing number: 107780-PEF-XX-500-D.DR-T-0004**
- **Plan 4 Cabin Details, Stackright Brochure: Pantone / PMS 7732 U / #498564 Hex Colour Code: green-cyan.**
- **Noise Assessment: Pell Frischmann, Ref: 14933A-20**
- **Preliminary Ecological Appraisal, Pell Frischmann, Ref: 107780-PEF-XX-500-T.RP-GE0002 (Mitigation and Enhancement)**
- **Sustainability Statement, Pell Frischmann, Ref: 107780-PEF-XX-500-T.RP-EN-0002**
- **Site Waste Management Plan, Pell Frischmann, Ref: 107780-PEF-XX-500-T.RP-GG-0001**
- **Transport Statement, Pell Frischmann, Ref: 107780-PEF-XX-500-T.RP-H-0001**
- **Design and Access Statement, Fisher German, Ref: FP121727-001**
- **Construction Environmental Management Plan, Ref: 107780-PEF-XX-500-T.RP-TE-0001**

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 This permission shall be for a limited period only expiring on within four years from the date of the first mobile accommodation unit being placed on the site. Before the first use of this site, the applicant shall confirm with the Local Planning Authority:

- (a) the site and the commencement date of this permission; and**
- (b) the current state and condition of the application site.**

The use of the site hereby permitted shall be discontinued, the mobile accommodation units, and all other equipment, surfacing and structures shall be removed from the site and the site reinstated to its former condition within four years from that commencement date.

Reason: This is a pre-commencement condition that requires details on (a) the start date and (b) condition of the site, to be confirmed before it is first brought into use, this is to safeguard the long term 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).

C4 The occupation of the sleep units, hereby approved, shall be limited to contractors in connection with the South West Water Capital Delivery Programme only. 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 sleep units are occupied only by persons employed as external contractors.

C5 No construction plant and/or machinery, as part of the implementation of this permission, shall be operated on the premises, 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 the National Planning Policy Framework 2021.
2. 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.
3. 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
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 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.

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: 8th January 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear South West Water Ltd

Please sign and complete this certificate.

This is to certify that decision notice: P/23/086/COU and the accompanying conditions have been read and understood by the applicant: South West Water Ltd.

1. **I/we intend to commence the development as approved:** Temporary use of land as a construction compound with associated welfare facilities to support South West Water upgrade to waste and water infrastructure across the Isles of Scilly for up to four years at: Land At Green Waste Processing Site Parting Carn Lane Parting Carn St Mary's Isles Of Scilly **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.

The applicant is reminded that the following condition will need to be addressed before the first use of the site:

- C3 This permission shall be for a limited period only expiring on within four years from the date of the first mobile accommodation unit being placed on the site. Before the first use of this site, the applicant shall confirm with the Local Planning Authority:**

- (a) the site and the commencement date of this permission; and**
- (b) the current state and condition of the application site.**

The use of the site hereby permitted shall be discontinued, the mobile accommodation units, and all other equipment, surfacing and structures shall be removed from the site and the site reinstated to its former condition within four years from that commencement date.