



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](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

### PERMISSION FOR VARIATION OF CONDITION

<b>Application No:</b>	<b>P/24/049/ROV</b>	<b>Date Application Registered:</b>	<b>01 July 2024</b>
<b>Applicant:</b>	<b>South West Water Ltd Peninsula House, Rydon Lane, Exeter, EX2 7HR</b>	<b>Agent:</b>	<b>Mr Maxwell Griffin Fisher German LLP The Estates Offices, Norman Court, Ivanhoe Business Park, Ashby-de-la-Zouch, LE65 2UZ</b>
<b>Site address:</b>	SWW Temporary Construction Compound, Parting Carn Lane, Parting Carn, St Mary's Isles of Scilly.		
<b>Proposal:</b>	Application to vary condition C2 (Approved Plans) of planning permission P/23/086/COU (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) to increase number of sleeping units.		

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 **Amended Conditions**:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of the permission P/23/086/COU (which was 08/01/2024).**  
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 Amended Condition 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 2A Proposed Site Layout Plan, drawing number: 107780-PEF-XX-500-D.DR-T-0003 rev P03**
  - ~~Plan 3 Proposed Site Elevations, drawing number: 107780-PEF-XX-500-D.DR-T-0004~~
  - **Plan 3A Proposed Site Elevations, drawing number: 107780-PEF-XX-500-D.DR-T-0004 rev P03**
  - **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
- Habitat Regulations Assessment (HRA) Stage (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.~~

- C4 The occupation of the sleep units, hereby approved, shall be limited to contractors in connection with the South West Water Capital Delivery Programme and Cornwall Partnership NHS Foundation Trust projects 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 in connection with SWWs Capital Delivery Programme or Cornwall Partnership NHS Foundation Trust projects on the Isles of Scilly.

- 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](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. 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: 21 August 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/24/029/ROV 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:** Application to vary condition C2 (Approved Plans) of planning permission P/23/086/COU (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) to increase number of sleeping units at: SWW Temporary Construction Compound, 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.



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

☎ 01720 424455

✉ [planning@scilly.gov.uk](mailto: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 - £43per 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](mailto: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**

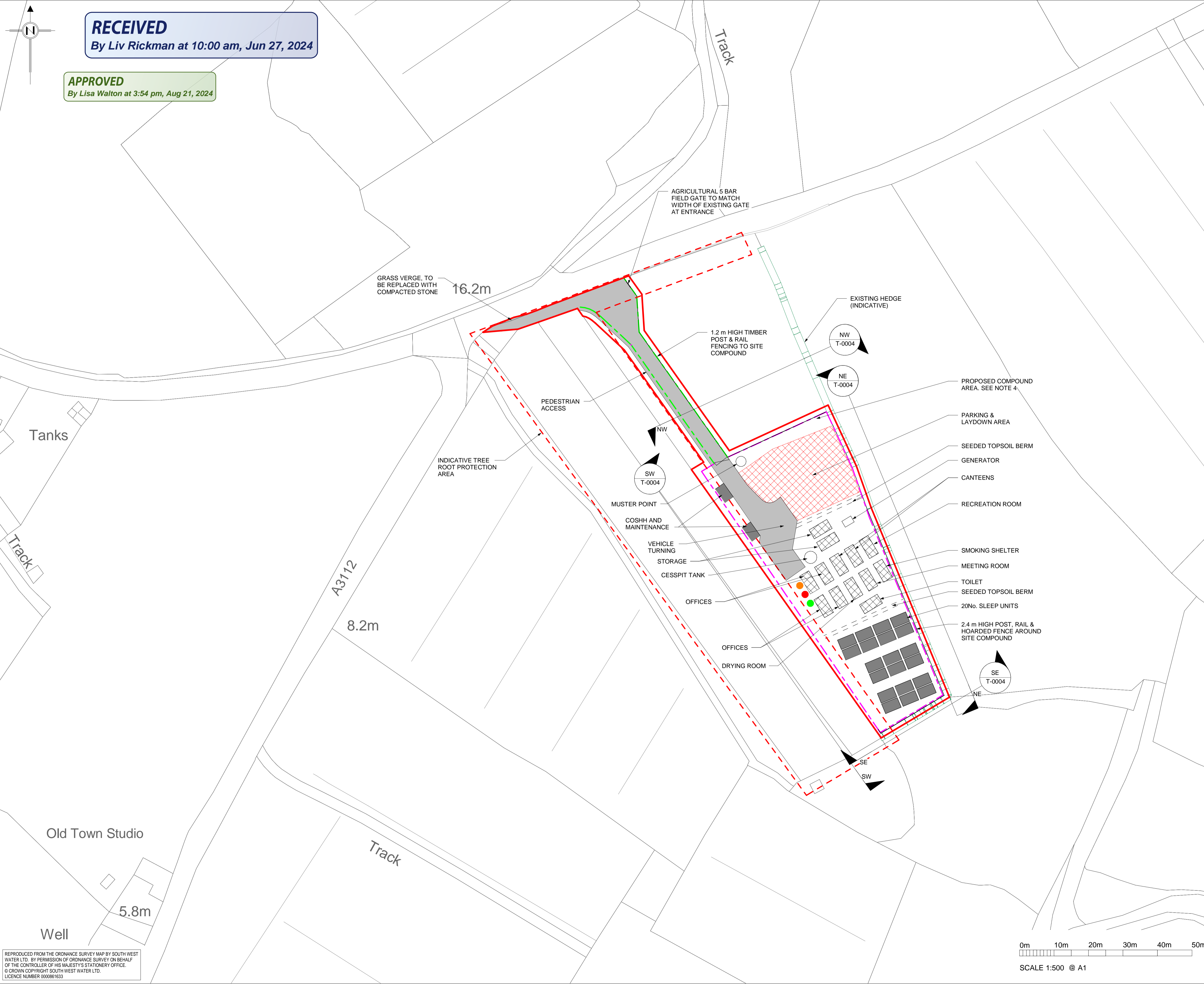
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

### **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.





**RECEIVED**  
By Liv Rickman at 10:00 am, Jun 27, 2024

**APPROVED**  
By Lisa Walton at 3:54 pm, Aug 21, 2024

1. This drawing should only be relied upon by the copyright holder. Pell Frischmann will not accept liability if this drawing is used for any purpose other than that for which it has been produced.  
2. Where this is an as-built drawing, it shall be based on Pell Frischmann's construction drawings with site changes as supplied and checked by the contractor. Pell Frischmann in no way accepts any liability for the accuracy of the information supplied by the contractor nor for any issues related to changes made on site.  
© Pell Frischmann

- NOTES**
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM (NEWLYN).
  - DO NOT SCALE FROM THE DRAWING.
  - COMPOUND AREA LIGHTING TO BE LOW LEVEL AND MINIMAL DUE TO DARK SKIES STATUS.
  - PROPOSED COMPOUND AREA (3200m<sup>2</sup>, EXCLUDING ACCESS TRACK).
  - SUITABLE FOUNDATIONS OR NO DIG SOLUTION TO BE ADOPTED IF WITHIN TREE ROOT PROTECTION AREA.

**LEGEND**

- ACCESS ROAD (STONE SURFACE, WHERE TREE ROOT PROTECTION IS REQUIRED A NO-DIG, RAISED ACCESS TRACK WITH STONE FINISH OR SIMILAR IS PROPOSED)
- PARKING & LAYDOWN AREA (TOPSOIL STRIPPED, STONE SURFACE)
- FIRE EXTINGUISHER POINT
- FIRE POINT
- FIRST AID POINT
- COMPOUND FENCING
- ACCESS ROAD FENCING
- INDICATIVE TREE ROOT PROTECTION AREA
- DEVELOPMENT SUBJECT TO A PLANNING APPLICATION (3900 m<sup>2</sup>)

**UNIT SIZES**

- 4.9m x 3m  
16' x 10'
- 6m x 3m  
20' x 10'

REV	DESCRIPTION	DRN	DSN	CHK	APP	DATE
P03	ADDITIONAL BED UNITS ADDED	IC	KT	LJW	LJW	14.06.24
P02	FENCE AND HOARDING AMENDED	IC	KT	RN	LJW	05.10.23
P01	FOR INFORMATION	IC	KT	LJW	LJW	06.09.23

**Pell Frischmann**  
BURRATOR HOUSE, PENINSULA PARK, RYDON LANE EX2 7NT  
Telephone +44 (0)1392 444 345  
Email: pfrischmann@pellfrischmann.com  
www.pellfrischmann.com

Client  
**South West Water**

Contractor  
**TRANT**  
TRANT Engineering Ltd.  
Head Office: Rushington House,  
Rushington, Southampton SO40 9LT.  
Telephone: (023) 8066 5544 E-Mail:  
Engineering@trant.co.uk  
www.trant.co.uk

Project Status  
**OUTLINE DESIGN**

Project  
**ISLES OF SCILLY CAPITAL DELIVERY PROGRAMME**

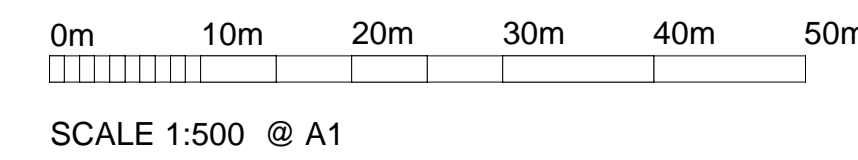
Drawing Title  
**ST MARY'S - WELFARE COMPOUND - PROPOSED SITE LAYOUT - PLANNING DRAWING**

Drawing Status  
**FOR REVIEW AND COMMENT**

Name	Date	Status Code
Drawn I. Cerdan	14.06.24	S3
Designed K. Thorne	14.06.24	Scale 1:500
Eng Chk L. Wardell	14.06.24	Revision P03
Approved L. Wardell	14.06.24	

Drawing No.  
**107780-PEF-XX-500-DDR-T-0003**

REPRODUCED FROM THE ORDNANCE SURVEY MAP BY SOUTH WEST WATER LTD. BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HIS MAJESTY'S STATIONERY OFFICE.  
© CROWN COPYRIGHT SOUTH WEST WATER LTD.  
LICENCE NUMBER 0000861633



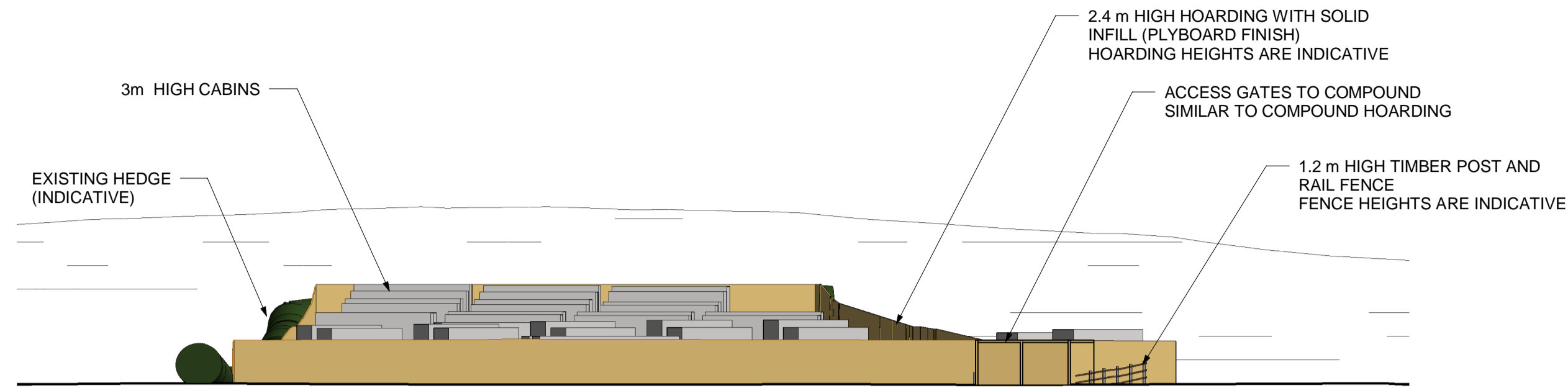


**RECEIVED**

By Liv Rickman at 9:56 am, Jun 27, 2024

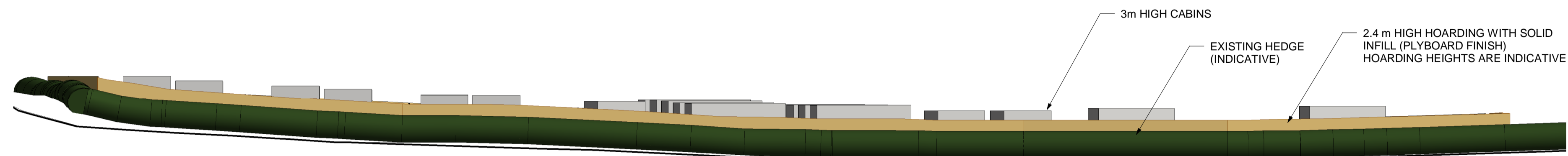
**APPROVED**

By Lisa Walton at 3:54 pm, Aug 21, 2024



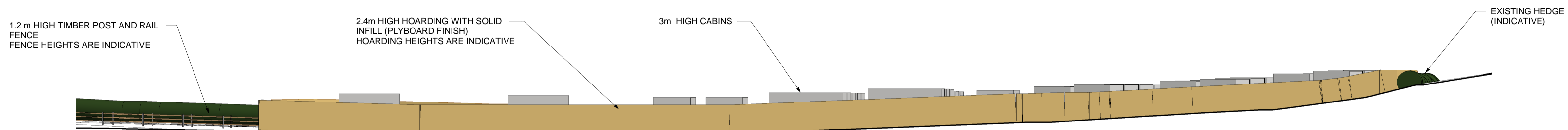
**NORTH WEST ELEVATION**

1 : 200



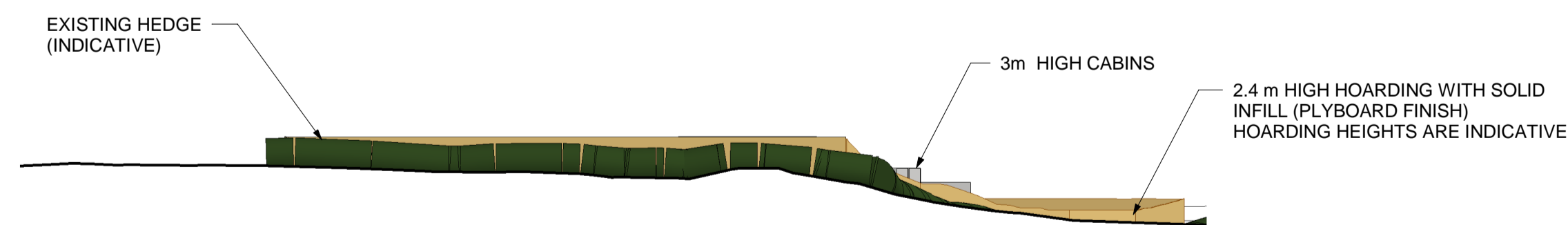
**NORTH EAST ELEVATION**

1 : 200



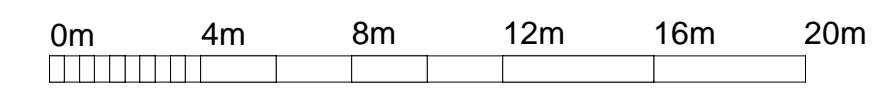
**SOUTH WEST ELEVATION**

1 : 200



**SOUTH EAST ELEVATION**

1 : 200



SCALE 1:200 @ A1

1. This drawing should only be relied upon by the copyright holder. Pell Frischmann will not accept liability if this drawing is used for any purpose other than that for which it has been produced.  
 2. Where this is an as-built drawing, it shall be based on Pell Frischmann's construction drawings with site changes as supplied and checked by the contractor. Pell Frischmann in no way accepts any liability for the accuracy of the information supplied by the contractor nor for any issues related to changes made on site.  
 © Pell Frischmann

**NOTES**

- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM (NEWLYN).

REV	DESCRIPTION	DRN	DSN	CHK	APP	DATE
P03	ADDITIONAL BED UNITS ADDED	IC	KT	LJW	LJW	14.06.24
P02	FENCE AND HOARDING AMENDED	IC	KT	RN	LJW	05.10.23
P01	FOR INFORMATION	IC	KT	LJW	LJW	06.09.23

**Pell Frischmann**

BURRATOR HOUSE, PENINSULA PARK, RYDON LANE EX2 7NT  
 Telephone +44 (0)1392 444 345  
 Email: pfrxeter@pellfrischmann.com  
 www.pellfrischmann.com

Client



Contractor



Project Status

OUTLINE DESIGN

Project

**ISLES OF SCILLY CAPITAL DELIVERY PROGRAMME**

Drawing Title

**ST MARY'S - WELFARE COMPOUND - PROPOSED ELEVATIONS PLANNING DRAWING**

Drawing Status

FOR REVIEW AND COMMENT

Name	Date	Status Code
I. Cerdan	14.06.24	S3
K. Thorne	14.06.24	AS SHOWN
L. Wardell	14.06.24	Revision
L. Wardell	14.06.24	P03

Drawing No.

**107780-PEF-XX-500-DDR-T-0004**