



**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

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/24/071/HH **Date Application Registered:** 17 September 2024

**Applicant:** Mrs Deborah Bellamy-Gearon  
Carn Ithen  
Trench Lane  
Old Town  
St Mary's  
Isles Of Scilly  
TR21 0PA

**Site address:** Carn Ithen Trench Lane Old Town St Mary's Isles of Scilly  
**Proposal:** Replacement of existing shed with log cabin

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, Dated 03.09.2024
  - Plan 2, Proposed Site Plan, Dated 03.09.2024
  - Plan 3, Proposed Plans, Received 16.09.2024
  - Plan 4, Design and Access Statement, Received 04.09.2024
  - Plan 5, Site Waste Management Plan, received 16.09.2024
- 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 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.**  
Reason: To safeguard the appearance of the building and the character of the area.

**C4 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.

**C5 No external lighting shall be installed on the development, hereby approved, or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

**C6 Before the first use of the development hereby permitted, the cabin shall be fitted with a water butt of sufficient capacity to collect surface water run-off from the roof of the cabin and shall be retained permanently as such thereafter.**

Reason: To ensure surface water run-off is suitably managed in accordance with the Run-off Destination Hierarchy.

**C7 The outbuilding, hereby permitted, shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling known as Carn Ithen and no other purpose.**

Reason: The creation of an additional independent residential unit on the site would be contrary to Policies LC1(1) 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. 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 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. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
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 £43 for each request to discharge condition(s) where the planning permission relates to 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. 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).
5. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
  - a) a Biodiversity Gain Plan<sup>2</sup> has been submitted to the planning authority, and
  - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.

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: 04 November 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 Mrs Deborah Bellamy-Gearon

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/071/HH and the accompanying conditions have been read and understood by the applicant: Mrs Deborah Bellamy-Gearon.

1. **I/we intend to commence the development as approved:** Replacement of existing shed with log cabin at: Carn Ithen Trench Lane Old Town 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.



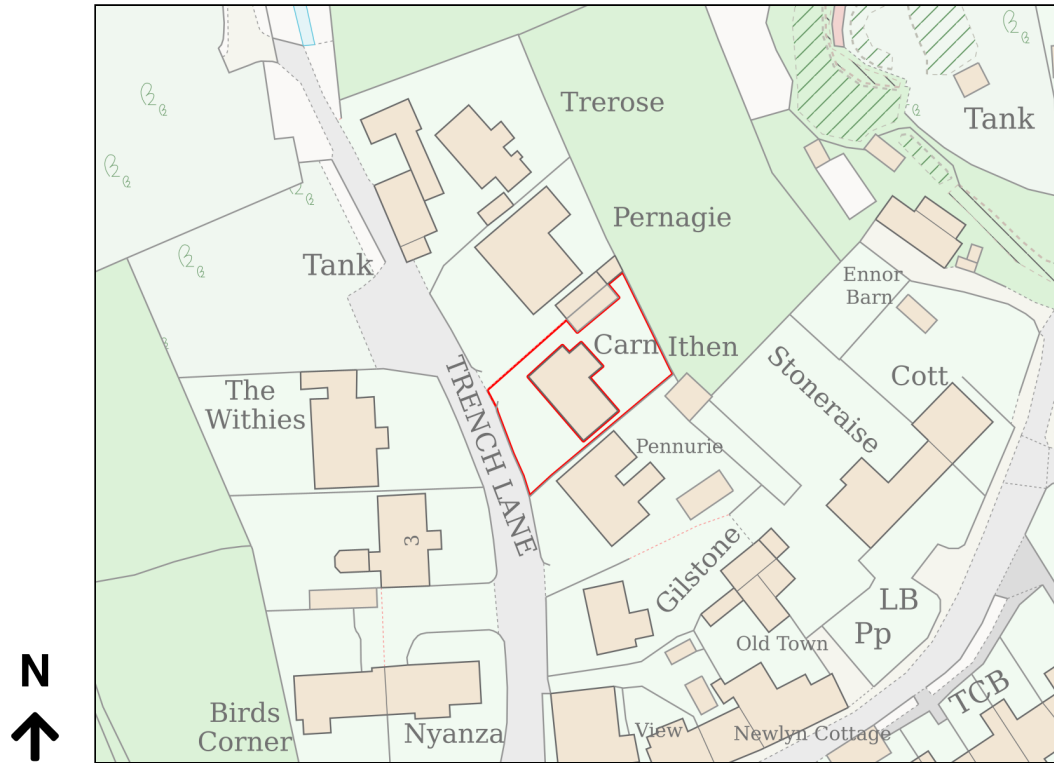
**Location Plan**

Site Address: Carn Ithen, Trench Lane, Old Town, St Mary's, TR21 0PA

Date Produced: 03-Sep-2024

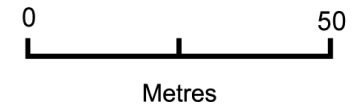
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**APPROVED**  
*By Lisa Walton at 1:40 pm, Nov 01, 2024*

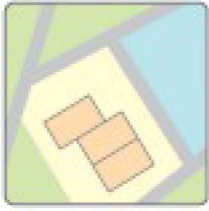


Planning Portal Reference: PP-13381082v1

**RECEIVED**  
*By A King at 2:19 pm, Sep 04, 2024*



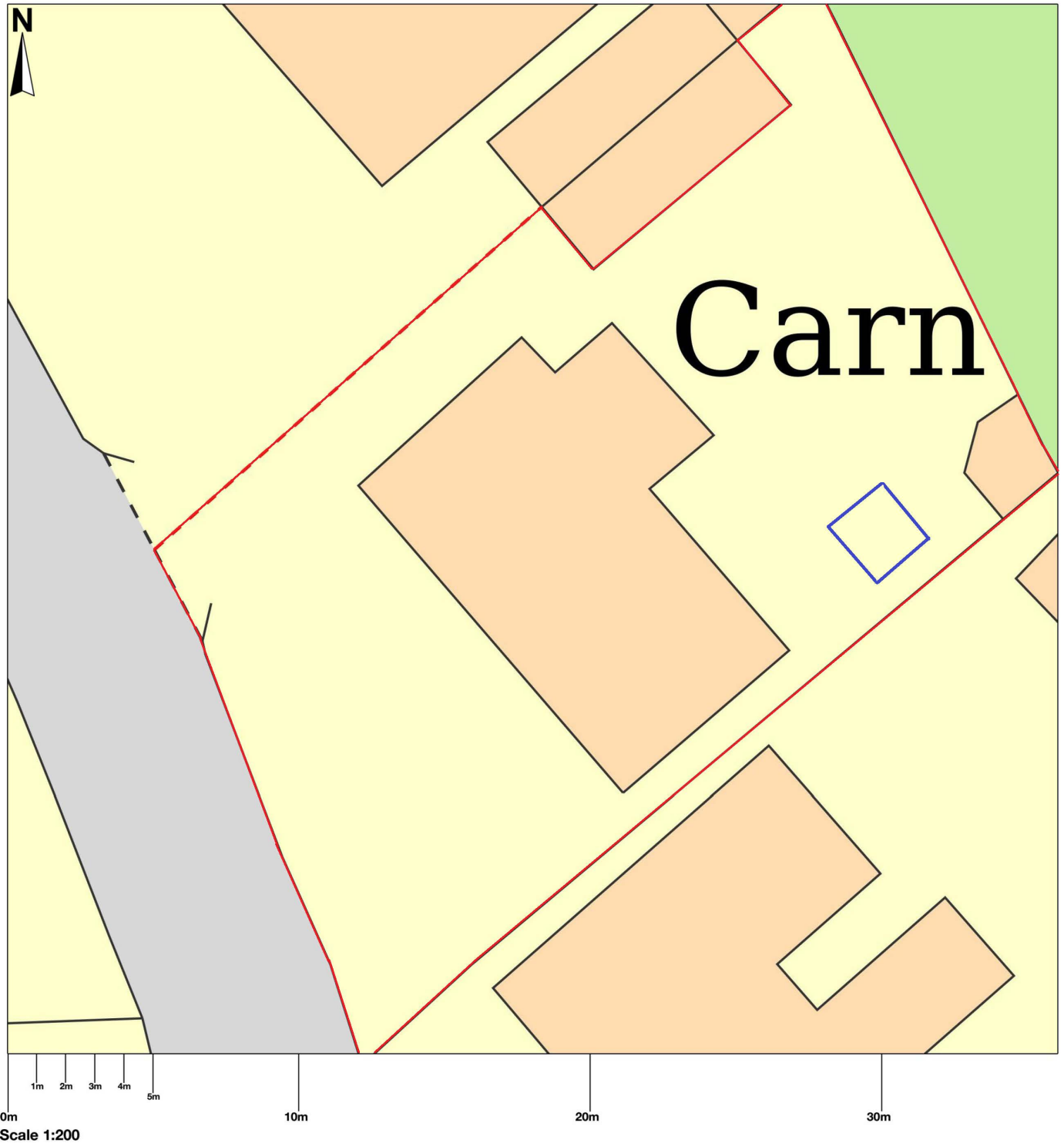




**APPROVED**  
By Lisa Walton at 1:40 pm, Nov 01, 2024

**RECEIVED**  
By A King at 2:59 pm, Sep 10, 2024

## Carn Ithen, Trench Lane, St. Mary'S, Isles Of Scilly, TR21 0PA



© Crown copyright and database rights 2024 OS 100054135. Map area bounded by: 91344,10269 91380,10305.  
Produced on 03 September 2024 from the OS National Geographic Database. Supplied by UKPlanningMaps.com.  
Unique plan reference: b36f/uk/1144167/1539672



**APPROVED**

dunsterhouse.co.uk | 01234 272445

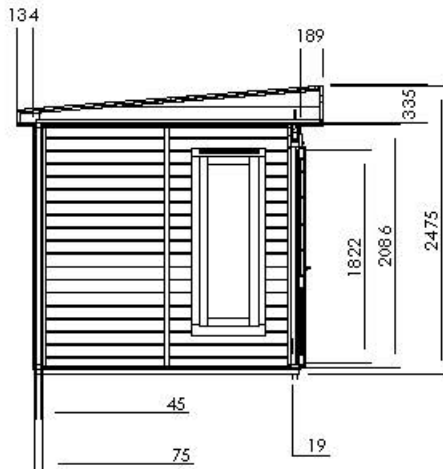
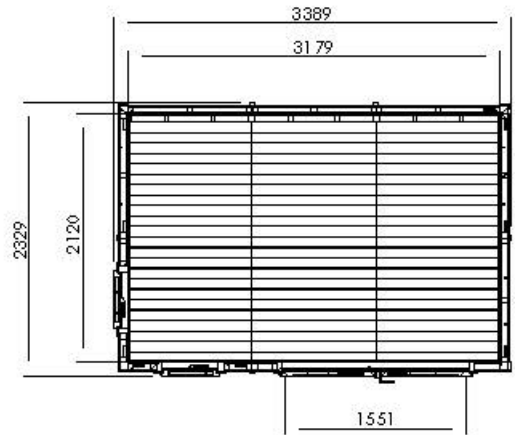
By Lisa Walton at 1:41 pm, Nov 01, 2024



# Dominator Office

**RECEIVED**

By A King at 3:19 pm, Sep 16, 2024



Opposite side elevation is blank/only timber clad



Rear elevation is blank/only timber clad

## Specification

- Please Note: All sizes quoted are nominal
- External Width: 3.38m (11' 1")
- External Depth: 2.33m (7' 7")
- Internal Width: 3.18m (10' 5")
- Internal Depth: 2.12m (6' 11")
- Internal Area (m<sup>2</sup>): 6.74m<sup>2</sup>
- Internal Eaves Height: 2.09m (6' 10")
- Roof: Insulated panel
- Roof Thickness: 0.34m
- Roof U-Value (W/m<sup>2</sup>k): 0.49 W/m<sup>2</sup>k
- Roof Purlin Thickness: 140mm x 40mm Tapered
- Roof Covering: Super Felt Included
- Ridge Height: 2.48m (8' 1")
- Overall Wall Thickness: 75mm
- External Timber Thickness: 15mm Shiplap Cladding
- Insulation Thickness: 25mm
- Wall Thickness: 75mm
- Wall U-Value (W/m<sup>2</sup>k): 0.63 W/m<sup>2</sup>k
- Framing: 45 x 45mm
- Floor Thickness: 19mm
- Floor Bearers: Pressure Treated
- Guarantee: 10 Years Against Rot and Insect Infestation
- Floor U-Value: 0.64 W/m<sup>2</sup>k
- Door Walkthrough Height: 1.82m (5' 11")
- Door Walkthrough Width: 1.55m (5' 1")
- Door Locking System: Industry leading 4 Point Lock - 2 Cams, Latch & Hook Bolt
- Window Locking System: Multi Point with Mushroom Headed Espagnolettes
- Window Opening Size: 0.43m x 1.37m (1' 4" x 4' 5")

**APPROVED**

By Lisa Walton at 1:41 pm, Nov 01, 2024

**RECEIVED**

By A King at 2:22 pm, Sep 04, 2024

**TEMPLATE:  
DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS  
(no listed building consent required)**

**Name and address of proposed development site –**

Carn lthen  
Trench Lane  
St Mary's  
Isles of Scilly  
TR21 0PA

**Proposed Development –**

*Please provide a brief description of the proposed development*

In the rear garden of the property, we are proposing to replace the old and substandard garden shed with a garden log cabin.

**Assessment of the surroundings of the proposed development –**

*In what sort of area will the proposed development be located ? Consider its character and landscape as well as its social and economic characteristics.*

The area is in the back garden of the property, can not be seen from the roadside or within the property of Carn lthen due to fencing in place. The build is in character within the local demands. This proposed development does not impact anyone else other than giving us an additional, useable outside space.

**Consultation -**

*How have you involved or consulted the local community, special interest groups, professionals etc about your development proposals ? If so, please give details.*

N/A – The proposed development, falls under and meets all of the criteria of Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**Evaluation –**

*How has your evaluation of the surrounding area and any consultation affected your final scheme ?*

As the proposed development is replacing an old not fit for purpose shed, the impact a new garden room is minimal.

**DESIGN COMPONENTS**

**Proposed Use(s) -**

*How does your proposed use(s) fit in with the surrounding area ?*

*How does your proposed development fit in with the relevant planning policies ?*

The structure of the Garden Log cabin is made of wood – please see specifications sheet for full guidance.

The proposed development falls under and meets all of the criteria of Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**Amount and density of development –**

*e.g. number of residential units; floorspace; volume.*

*Why is that an appropriate level of development ?*

*Does it fit in with the surrounding area ?*

This proposed development is going to be erected where the old garden shed is. The proposed garden log cabin does not take up the whole of the space and fits in within the surrounding area, due to the build design and the materials it uses.

**Layout -**

*How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?*

Pre-set layout as described in the specification document supplied from the manufacturer.

**Scale –**

*How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?*

The scale of the proposed garden log cabin is well within size of the plot of land in the back garden which has historically always housed a garden shed. This proposed garden log cabin will not take over the space.

**Landscaping –**

*Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application – further information on development control and landscape issues.)*

**Appearance –**

*Explain and justify the external appearance of the development and the choice of materials/finishes.*

We have chosen the proposed garden logcabin based on the sizing but also the look and material of the building. This is in keeping within the local vicinity. We had no scope of altering the look or materials used within the proposed garden logcabin, however they are in keeping and are materials that are used for the vast majority of garden rooms.

**ACCESS COMPONENTS****Technical advice -**

*Have you taken any technical advice on access issues ? –If so, please give details.*

N/A – No access issues, is in situ within the back garden of Carn lthen.

**Relevant Policies -**

*How have the relevant policies influenced your proposals ?*

N/A

**Degree of access**

*Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely ? You do not need to include details of access within the buildings, only access to the development. (We may also require a more detailed transport assessment and/or green travel plan)*

Due to the nature of the proposed garden log cabin, the access remains as it always has been for the persons who own Carn Ithen, Trench Lane. The proposed plot is housed in the back garden with access from the Sun room into the back garden.

**Future access requirements**

*Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.*

N/A

**Emergency access**

*Is there sufficient access for the emergency services ?.*

N/A – This is a proposed garden log cabin – emergency services still have full access down Trench Lane and to Carn Ithen.

**Please feel free to add any further design and access information that you feel may be relevant to your application.**

**APPROVED**

By Lisa Walton at 1:42 pm, Nov 01, 2024



## COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

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

**RECEIVED**

By Liv Rickman at 10:27 am, Sep 16, 2024

# Site Waste Management:

Details of how waste from your development will be dealt with





## **Site Waste Management Plan**

Dealing with and minimising waste on the Islands is an important consideration with any proposal. It is difficult to dispose of waste locally as, if it is not re-used on site, it needs to be shipped to land fill sites on the main land.

The intention of a Site Waste Management Plan is to ensure that waste is considered at an early stage and as much material is re-used on site as possible.

A Site Waste Management Plan is needed for all types of proposed development and should demonstrate the efficient use of construction materials and methods so that waste is minimised and any waste that is produced can be re-used, recycled or recovered in other ways before disposal options are explored.

A Site Waste Management Plan is intended to encourage, at an early stage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the re-use and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

The Council of the Isles of Scilly aims to work with local businesses and the community to reduce, reuse and recycle as much of the Islands' waste as possible. The Council currently cannot accept construction and demolition waste (including mixed construction skips, tiles and ceramics, excavated soils and aggregate, mixed rubble and plasterboard) due to site space restrictions and resources.

The Council have produced guidelines on what information should be incorporated into a Site Waste Management Plan and a Site Waste Management Plan template.

Please complete the template and submit along with your planning application. If you experience any problems in filling out this template the Planning Department of the Council of the Isles of Scilly would be pleased to help you and can be contacted on 01720 424455 or by email at [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

A Site Waste Management Plan forms an integral part of your application submission and applications may not be valid for registration without one.



## Site Waste Management Plan Information Guidelines

Your site waste management plan should include the following information:

Responsibilities	1. The name of the applicant
	2. The name of the principal contractor
Location and description of the construction works	3. Location of the construction site
	4. Description of works
Estimated Schedule for new Construction Materials	<p>5. Describe each material expected to be used during the project for e.g. doors, plasterboards, paint, floorboards, timber, plaster and insulation. Please include sizes.</p> <p>6. For each proposed material identified please estimate the quantity required.</p> <p>7. For each proposed material identified please indicate the unit size required.</p> <p>8. For each proposed material identified please indicate who will supply these items.</p> <p>9. For each proposed material identified please indicate how these will be transported on to the island and by whom.</p>
Waste Management	10. Description of each waste type expected to be produced during the project.
	11. For each waste type estimate the quantity of waste that will be produced.
	12. For each waste type identify the waste management action proposed (including re-use, recycling, other types of recovery and disposal).
	13. Waste types (as a minimum) should be recorded as inert, non-hazardous or hazardous. Further information on waste types can be found using the European Waste Catalogue system - <a href="https://www.gov.uk/how-to-classify-different-types-of-waste/overview">https://www.gov.uk/how-to-classify-different-types-of-waste/overview</a>
	14. Quantity of waste should usually be specified in m <sup>3</sup> .
	15. Where the waste type has a waste management action of recycling off site, sent to landfill or other disposal full details will be required for example a site plan at a scale of 1:2500, 1:1250 or 1:500 clearly identifying any off site location areas, full details of licenced waste carriers/handlers/haulier companies and containerisation details.





Additional Information:

	Yes	N/A
<b>1.Excavated Material:</b> The submitted plans show all areas and volumes where excavated material will be disposed of and this is included within the red lined application site area	x	
<b>2. Hazardous Material:</b> All hazardous waste materials will be dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990, The Waste (England and Wales) Regulations 2014 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2016.		x
<b>3.Declaration:</b> 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.  Signed: <a href="#">Deborah Bellamy-Gearon</a>  Dated: <a href="#">14th September 2024</a>	x	