



**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

---

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/25/010/COU</b>	<b>Date Application Registered:</b>	<b>05 March 2025</b>
<b>Applicant:</b>	<b>Mr Adam Peters Carew House, Beacon Technology Park, Dunmere Road, Bodmin, Cornwall, PL31 2QN</b>	<b>Agent:</b>	<b>Mr Justin Cunningham Blue Support House, 17A Moorland Road, St Austell, Cornwall, PL25 5BS</b>

**Site address:** Land to North of Ennor Farm Old Town Lane Old Town St Mary's Isles of Scilly  
**Proposal:** Temporary change of use from field to Class C3 (Dwellings) for 24 portable single sleeper units (Bunkabin-type units) for a period of up to 6 months for contractors engaged in the Integrated Health and Social facility project.

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 is granted for a limited six-month period only expiring on 23 October 2025 (6 months from the date the decision is issued). On or before this date, the development carried out in pursuance of this permission shall be removed from the site. Within a period of time no greater than two years from the date of this permission, the land shall be restored to its former condition.**  
Reason: The use hereby approved is not considered suitable as a permanent form of development.
- C3 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Location Plan**
  - **Site Block Plan**
  - **Site Sections**
  - **Design and Access Statement**
  - **Bunkabins Specification**

## 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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

- C4 Prior to the first occupation of the development hereby permitted, a scheme of measures to address or minimise the risk of spreading invasive non-native species present on site shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction and occupation in accordance with Policy OE2 of the Isles of Scilly Local Plan 2015-2030.

- C5 Prior to first occupation of the development hereby permitted, a scheme of external lighting designed to reduce harmful light spill and minimise impacts on wildlife shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed, maintained and operated in full accordance with the approved details.**

Reason: In the interests of amenity and to protect the Isles of Scilly Dark Skies and wildlife in accordance with OE4 and OE9 of the Isles of Scilly Local Plan 2015-2030.

## Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **AMENDMENTS:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 01 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. 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. **DISCHARGE OF CONDITION FEES:** 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. 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. **FIRE SAFETY:** 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. The works may be considered 'controlled work' and therefore building control approval may also be required.
5. **PROTECTED SPECIES:** The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use of being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
6. **BIODIVERSITY NET GAIN:** 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 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 Council of the Isles of Scilly.
7. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a '**commencement notice**' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
  - (2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
  - (3) Once a person has given a commencement notice, the person—  
may give a further commencement notice substituting a new date for the date previously given and must do so if the development is not commenced on the date previously given.

The notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.

Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:

(5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.

(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.

(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

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:** 23 April 2025



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

Dear Mr Adam Peters

## Please sign and complete this certificate.

This is to certify that decision notice: P/25/010/COU and the accompanying conditions have been read and understood by the applicant: Mr Adam Peters.

1. **I/we intend to commence the development as approved:** Temporary change of use from field to Class C3 (Dwellings) for 24 portable single sleeper units (Bunkabin-type units) for a period of up to 6 months for contractors engaged in the Integrated Health and Social facility project. at: Land to North of Ennor Farm Old Town Lane Old Town St Mary's Isles of Scilly **on:** ..... Section 93G of the Town and Country Planning Act 1990 requires you to serve a commencement notice as per the informative 7 of the attached Decision notice
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.

For the avoidance of doubt, you are reminded to address the following condition(s) before you commence the temporary use permitted. 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.

**PRE-FIRST OCCUPATION CONDITION(S)**

- C4 Prior to the first occupation of the development hereby permitted, a scheme of measures to address or minimise the risk of spreading invasive non-native species present on site shall be submitted to and approved in writing by the Local Planning Authority.
- C5 Prior to first occupation of the development hereby permitted, a scheme of external lighting designed to reduce harmful light spill and minimise impacts on wildlife shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed, maintained and operated in full accordance with the approved details.



# 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 unauthorised 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

### **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**

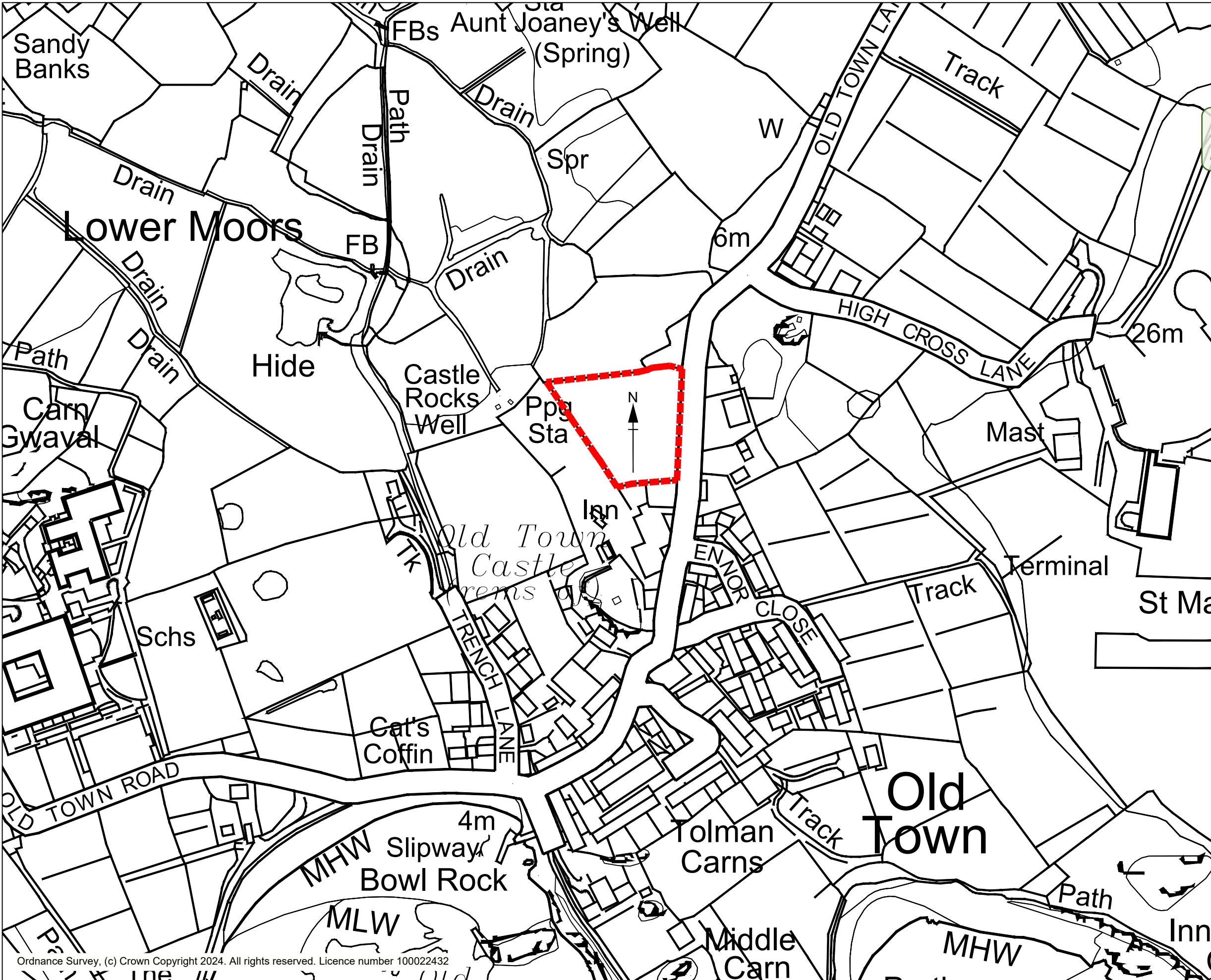
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) who will be able to make alterations to local and national databases and ensure postcodes are 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 0800 0831821. 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 9:05 am, Mar 13, 2025

**APPROVED**  
By Lisa Walton at 8:54 am, Apr 23, 2025

Note  
All dimensions must be checked on site.  
Discrepancies must be reported prior to the commencement or fabrication of any work.

Ref	Date	Rev.	Amendments
A	01/02/25	KJ	North Arrow added

Community 1st Cornwall Limited Blue Support House Moorland Road, St Austell, PL25 5BS Tel: 01872 260 525	Client Cornwall Partnership NHS Trust
---	--

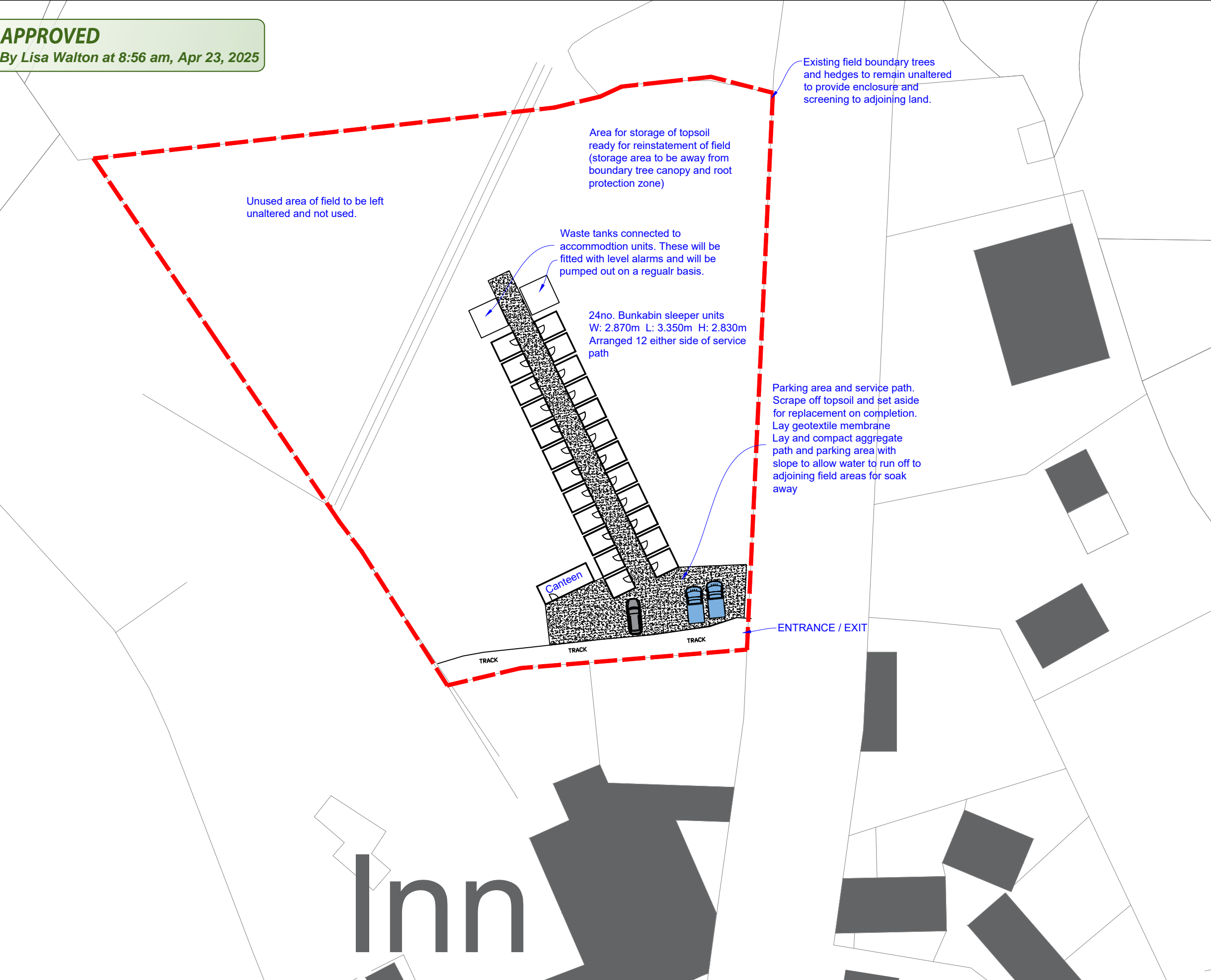
Site St Marys Hospital, Isles of Scilly
--

Project Title Contractor Welfare compound	Drawing Title Location Plan
--	--------------------------------

Drawn KJ	Date 09/01/2025	Scale A3 - 1:2500	Drawing No: 10711-25-Ennor-SK01	Rev A
-------------	--------------------	----------------------	------------------------------------	----------

RECEIVED  
By Liv Rickman at 1:11 pm, Jan 27, 2025

APPROVED  
By Lisa Walton at 8:56 am, Apr 23, 2025



Bunkabin Junior deluxe sleeper units.

These are self contained en-suite sleeping units

The units have height adjustable legs in each corner to allow them to be set to suit the existing ground contours.

Legs to be placed on timber pads to minimise damage to existing ground.

Power supply to be provided from mains electrical connection as agreed with National Grid.

Water supply connection to be confirmed.

Waste water for each unit to be connected to the tank at the end of each row.

Service path and cabins to drain surface water directly onto existing field for soak away drainage as existing.

Waste collection tanks to be fitted with level alarms and checked daily to allow emptying at suitable intervals.

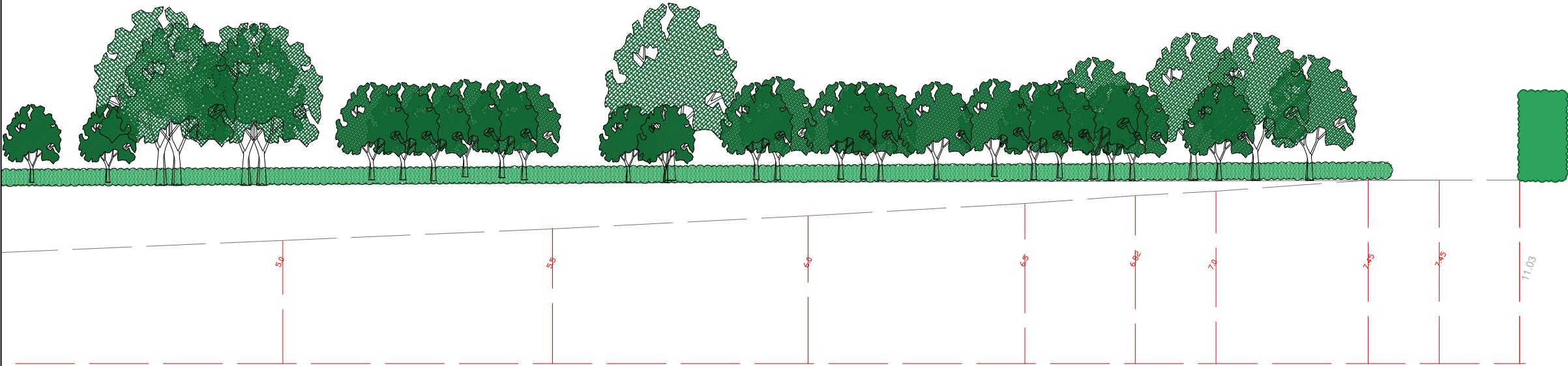
8 of the 24 proposed units are already on the island at Circus Field and Parting Carn, with a further 16 to be transported to the islands in Spring 2025.

Image of Bunkabin unit:

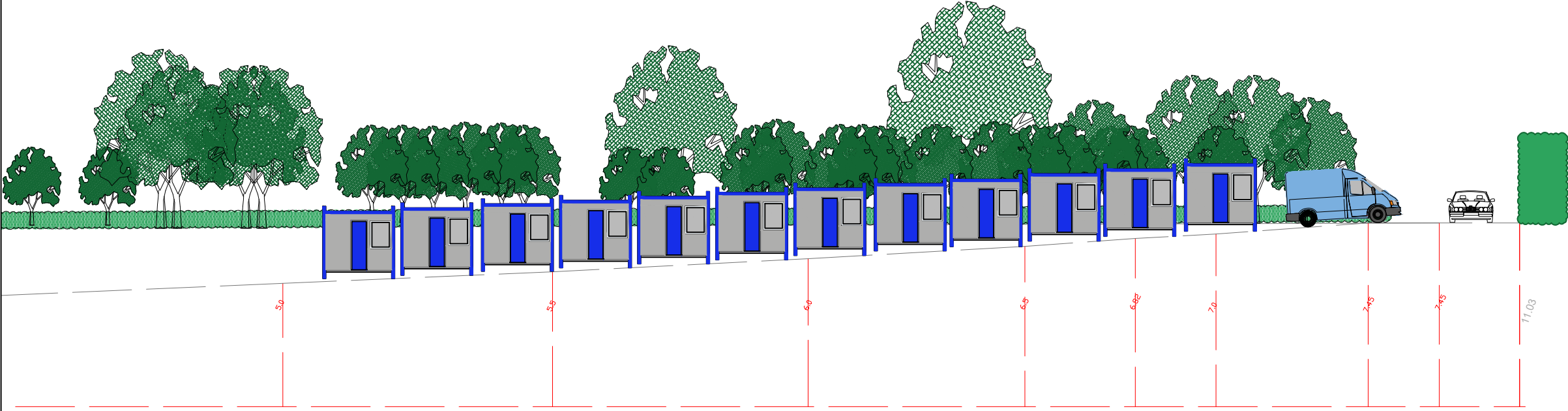


<b>Note</b> All dimensions must be checked on site. Discrepancies must be reported prior to the commencement or fabrication of any work.			
Ref	Date	Rev.	Amendments
a	13/1/25	KJ.	Added note about tree protection
Community 1st Cornwall Limited Blue Support House Moorland Road, St Austell, PL25 5BS Tel: 01872 260 525			Client  Cornwall Partnership NHS Trust
Site St Marys Hospital, Isles of Scilly			
Project Title Contractor Welfare compound			Drawing Title Proposed Field Plan
Drawn KJ	Date 13/01/2025	Scale A3 - 1:500	Drawing No: 10711-25-Ennor-SK02
			Rev a





Existing Section A-A



Proposed Section A-A

Bunkabin Junior deluxe sleeper units.

These are self contained en-suite sleeping units

The units have height adjustable legs in each corner to allow them to be set to suit the existing ground contours.

Legs to be placed on timber pads to minimise damage to existing ground.

Power supply to be provided from mains electrical connection as agreed with National Grid.

Water supply connection to be confirmed.

Waste water for each unit to be connected to the tank at the end of each row.

Service path and cabins to drain surface water directly onto existing field for soak away drainage as existing.

Waste collection tanks to be fitted with level alarms and checked daily to allow emptying at suitable intervals.

8 of the 24 proposed units are already on the island at Circus Field and Parting Carn, with a further 16 to be transported to the islands in Spring 2025.

Image of Bunkabin unit:



Note  
All dimensions must be checked on site.  
Discrepancies must be reported prior to the commencement or fabrication of any work.

Ref	Date	Rev.	Amendments

Community 1st Cornwall Limited Blue Support House Moorland Road, St Austell, PL25 5BS Tel: 01872 260 525	Client Cornwall Partnership NHS Trust			
Site St Marys Hospital, Isles of Scilly				
Project Title Contractor Welfare compound	Drawing Title Sections			
Drawn KJ	Date 01/02/2025	Scale A3 - 1:200	Drawing No: 10711-25-Ennor-SK03	Rev -

**RECEIVED**

By Liv Rickman at 5:49 pm, Feb 12, 2025

View more images  
on our website

SINGLE

## Junior Deluxe Sleeper

MADE IN  
BRITAIN 

TRIPLE





**Energy Efficient • Building Regulations Compliant • Budget**



This is our most versatile sleeper unit and comfortably accommodates one, two, or even three people.

With room for full-size single beds, en-suite shower, toilet, wash hand basin and generous storage space, the Junior Deluxe is warm, compact and robust. Offering great value for money, this is our most frequently requested unit.

#### The Junior Deluxe Sleeper comes complete with:

<b>En-Suite</b>	Dual flushing toilet, large wash hand basin, heated towel rail, wet clothes storage, humidistat fan and a mirror. The majority of plumbing is hidden to improve the unit's appearance
<b>Shower</b>	Large shower cubicle (750mm x 1000mm). Powerful stable mains fed shower with temperature control (NOT an electric instantaneous shower with fluctuating temperature), shower curtain
<b>Furniture</b>	Shelving, high level storage, clothes rails and television corner unit. If supplied as a single unit, a table and chair are provided
<b>Beds</b>	Available with one, two or three full size single beds with mattresses, individual over-bed lights
<b>Heating</b>	Thermostatically controlled environment heated by tubular heaters
<b>Flooring</b>	Vinyl flooring

#### Technical Information:

<b>Dimensions</b>	W: 2.870m L: 3.350m H: 2.830m (3.230m with tank)
<b>Electrical Connection</b>	240V 32 Amp 2P + E Ceeforum Blue Plug
<b>Max Electrical Load</b>	10 Amps (excluding sockets) 30 Amps (maximum socket load)
<b>Energy Consumption</b>	9.6kWh (average daily consumption)
<b>Power Point</b>	One double socket power point and two single socket power points
<b>Hot Water</b>	50 litres of mains pressure hot water
<b>Waste Water Outlet</b>	110mm connection (can be fitted to a tank, see optional extras)
<b>Mains Water Inlet</b>	15mm
<b>Weight</b>	1,850kg
<b>Optional Extras</b>	Bedding kits, Bunkabin 900 gallon waste tank, tank connector, steps
<b>Delivery</b>	Four Junior Deluxe Sleepers can be delivered on one standard articulated wagon, or our own wagon and trailer

☎ **0345 456 7899**    ✉ [hires@bunkabin.co.uk](mailto: hires@bunkabin.co.uk)



## Design and Access Statement

Provide temporary contractor accommodation and welfare facilities for up to 6 months to help facilitate the Integrated Health and Social Care Facility project.

Several major projects by Partners are happening concurrently which are vital to the Islands, and this contractor compound would allow for works to continue through the summer season when accommodation is in short supply and will also alleviate pressure on project budgets.

A key challenge to these projects happening is the availability of contractors to complete necessary works. On island contractors are in incredibly high demand and often do not have the capacity to fit in large projects. There is significant appetite from the mainland-based private sector, but to enable these contractors to work on island providing accommodation is vital.

## Site

The site is the field next to the Old Town Inn owned by CIOS which is intended for housing in the medium to long term.

The site is out of public view, causing no detrimental impact to the Isles of Scilly Area of Outstanding Natural Beauty, and ensuring that the contractors have privacy. Its position means that it is away from residential areas and less likely to cause noise disruption.

The site is owned by CIOS, so CFT are in the process of agreeing a license which will permit the use of the site for a contractor compound, subject to planning.

## Planning Policy and History

The Isles of Scilly Local Plan details the spatial, economic and environmental strategy for the islands, and seeks to juggle the oftentimes conflicting need for accommodation while preserving the outstanding natural environment, boosting the local economy, and providing cultural enrichment for islanders and tourists alike.

**Aim 1** of the Local Plan aims to “ensure new development is appropriately located, sited and designed to maintain and enhance the environment avoiding any significant environmental impacts, or provide appropriate mitigation including the reuse of previously developed land and the more efficient and effective use of all sites and buildings”.

The Ennor Field is a very good example of this, because the site is out of the way of residential areas, unlikely to contain significant archaeological remains, and where possible we will seek to reuse all of the accommodation units and welfare unit currently on the site by offering them to other project teams to avoid the environmental impacts of shipping the units back, and shipping new ones over to replace them.

The National Planning Policy Framework (2023) states in **Paragraph 124** that “planning policies and decisions should support development that makes efficient use of land, taking into account the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement.” This planning application seeks to make efficient use of land until it is used for housing.

Policy LC4 Staff Accommodation acknowledges that staff may not be able to be housed within existing accommodation on the islands, especially during the summer season when any accommodation is booked up well in advance by tourists. The policy therefore permits the provision of more staff accommodation if workers cannot feasibly be housed elsewhere.

**Aim 5** of the Plan describes the need to engender and support “a strong, vibrant and healthy island community with an improved quality of life for its residents...Facilitate growth that improves the sustainability and self-sufficiency of the island’s communities through the provision and retention of viable services and facilities that supports its cultural, health and social well-being”.

The use of the site for contractor accommodation will support a key project for the key health and social care project for the Isles.

Similar planning applications for contractor compounds are below:

**Planning Application P/22/051 Stoneyard. 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.**

**Planning Application P/23/086 Parting Carn. 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. (pending decision)**

**Planning Application P/15/016 Parting Carn. Extension of batching plant site for siting of temporary sleeping cabins for Kier site staff.**

**Planning Application P/14/004 Parting Carn. Temporary use of agricultural land for use as a mobile batching plant and construction compound together with temporary residential accommodation for works associated with the upgrade of St Mary’s Airport.**

The most relevant is P/22/051 Stoneyard. As referenced above, the Stoneyard secured planning permission to be used as a temporary contractor compound for the past two years to support in the Coastal Defence Works project. The workers using the compound were very satisfied with the accommodation units and the site for the duration of their contract.

Parting Carn has recently applied for permission for a contractor compound for South West Water, and has a history of planning permission for similar compounds (included above). The most recent planning application for South West Water will enable major



upgrades to infrastructure around the islands, and this project will be happening at the same time as projects this contractor compounds at the Stoneyard will support.

### Development Proposal

The proposal is to site 24 accommodation units, on Ennor field Stoneyard, to provide sufficient facilities for contractors engaged in the health and social care facility project for the next 6 months.

The accommodation units are Bunkabin Junior Deluxe pods which are self-contained on en-suite sleeping units.

They are 2.8m wide, 3.3m long and 3.2m tall including waste tanks underneath. The accommodation units will be laid out in two lines of 10, with 4 metres clearance between them for fire protection.

The units have height adjustable legs in each corner to allow them to be set to suit the existing ground contours. Legs to be placed on timber pads to minimise damage to existing ground.

The site therefore does not need any groundworks and can easily be reinstated to its former use at the end of 6 months.

Decking will also be placed between the units to provide a better, more comfortable space for the contractors. This will sit on top of the ground and will be removed at the end of the change of use.

Ennor Farm field is close to the site of the Integrated Health and Social Care facility and there is already access to the field via a gate and path.

### Services and access

A new water connection will be provided to the site. Water to the site will be sub-metred off the supply.

The electricity will be provided by a connection to the National Grid.

Steel waste holding tanks are shared one between two accommodation/diner units and will be emptied by suction tanker as required, and effluent will be taken to the South West Water plant.

Wastewater for each unit to be connected to the tank at the end of each row.

Power supply to be provided from mains electrical connection as agreed with National Grid and water supply connection will be made by METS.

Service path and cabins to drain surface water directly onto existing field for soak away drainage as existing.

Waste collection tanks to be fitted with level alarms and checked daily to allow emptying at suitable intervals.

Eight of the proposed 20 units are already on the island at Circus Field and Parting Carn with a further 12 to be transported to the islands in Spring 25.

Existing field boundary trees and hedges to remain unaltered to provide enclosure and screening to adjoining land.

Area for storage of topsoil ready for reinstatement of field has been identified and will be away from boundary tree canopy and root protection zone.

### Ecology/Environment

There has already been a planning application for 12 houses, for which the outline planning has been approved.

The site is grassland and has no habitats that would be disrupted by the accommodation and welfare units, and otherwise has little ecological value.

### Flooding

The site is not in a flood zone and does not require a Flood Risk Assessment – as shown by the approval of outline planning permission for 12 houses.

There will nonetheless be measures on site to ensure that any risk of flooding is not increased by the presence of the units, and to make sure that users of the units are safe.

The accommodation and welfare units are on jacklegs which ensure that the units are raised above the ground and allow any surface water to flow and soak into the ground as it does currently.

### Archaeology

Any trenching for services will be very shallow and no groundworks are needed to provide foundations for the Bunkabins.

The site is also not nearby to any designated archaeological sites – as indicated by the approval of outline planning permission for 12 houses.

### Noise/Light

The proposed site is not near residential areas so any noise from the contractors' compound will not affect residents. The site manager will give the contractors a briefing on appropriate behaviour, noise levels and use of the site before the contractors are allowed to use the accommodation units.

Low level lighting such as has been used by the previous contractors on site (festoon lights) will be used on this contractor compound to avoid impacting the Isles of Scilly Dark Skies.