



**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/25/031/FUL</b>	<b>Date Application Registered:</b>	<b>28 March 2025</b>
<b>Applicant:</b>	<b>Simon Taylor Turks Head The Quay St Agnes Isles of Scilly TR22 0PL</b>	<b>Agent:</b>	<b>Hugo Davies Hugo Davies Architect Ltd 4 Easterways Broadhempston Totnes TQ9 6FY</b>

**Site address:** Turks Head The Quay St Agnes Isles of Scilly TR22 0PL  
**Proposal:** To erect a new storage barn

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, drawing number: 3.LP.01. Dated March 2025
  - Plan 2 PROPOSED DRAWINGS, drawing number: 3.SP.02, Dated July 2024
  - Plan 3 Proposed Steel Frame Building, drawing number: 1452, Dated 04.09.2024
  - Plan 4 Design and Access Statement, Revision A, Dated 03.03.25
  - Plan 5 BNG Report, Reference: New Barn at the Turks Head, Dated 09 March 2025
- 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** The barn as outlined shown on plan: 3.SP.02 (PROPOSED DRAWINGS) and plan: 1452 (Proposed Steel Frame Building) shall not be used otherwise than for the purposes of storage in connection with The Turks Head.  
Reason: To ensure that the development is used solely for its intended purpose, in accordance with Policy WC1 of the Isles of Scilly Local Plan 2015-2030.

**C5** Prior to the first use of the barn hereby approved, a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. Planting should consist of native species. The scheme design shall include a layout of planting to show plant species, planting sizes, locations, densities and numbers. All such work as may be approved shall then be fully implemented in the first planting season, in strict accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the development delivers biodiversity enhancements in accordance with OE2 of the Isles of Scilly Local Plan (2015-2030).

**C6** No external lighting shall be installed to the building 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 St Agnes Cricket Pitch Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

**C7** 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.

#### **PRE-COMMENCEMENT CONDITION Submission of a Written Scheme of Investigation**

**C8** A) No development shall take place until a project design/Written Scheme of Investigation (WSI) for archaeological recording has been submitted to and approved by the local planning authority in writing. The WSI shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording;
2. The programme for post investigation assessment;
3. Provision to be made for analysis of the site investigation and recording;
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
5. Provision to be made for archive deposition of the analysis and records of the site investigation; and
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the project design/Written Scheme of Investigation approved under (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The archaeological recording condition will only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed, and a final report has been submitted to, and approved by, the Local Planning Authority.

Reason: This is a pre-commencement condition that enables the recording of any items of historical or archaeological interest, in accordance with policy OE7 of the Isles of Scilly Local Plan (2015-2030) and paragraph 218 of the National Planning Policy Framework 2024.

#### **PRE-COMMENCEMENT CONDITION Submission of a Site Waste Management Plan**

**C9** Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only. Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policies SS2(2) and OE5 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. **POST-DECISION 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 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 CONDITIONS:** 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. **BUILDING REGULATIONS:** 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. **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 Planning Department at the Council of the Isles of Scilly.
  6. **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:
    - o may give a further commencement notice substituting a new date for the date previously given, and
    - o must do so if the development is not commenced on the date previously givenThe 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: 30 May 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

Dear Simon Taylor

## **IMPORTANT:** Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

### **What if plans change?**

If development does not start on the stated date, a new notice must be submitted with the revised date.

### **What happens if you don't comply?**

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

### **Why is this important?**

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

### **Relation to other notices:**

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/031/FUL and the accompanying conditions have been read and understood by the applicant: Simon Taylor.

1. **I/we intend to commence the development as approved:** To erect a new storage barn at: Turks Head The Quay St Agnes Isles of Scilly TR22 0PL  
**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.

For the avoidance of doubt you are reminded to address the following condition(s) as part of 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.

#### **PRE-FIRST USE CONDITION**

C5 Prior to the first use of the barn hereby approved, a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. Planting should consist of native species. The scheme design shall include a layout of planting to show plant species, planting sizes, locations, densities and numbers. All such work as may be approved shall then be fully implemented in the first planting season, in strict accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

#### **PRE-COMMENCEMENT CONDITION(S)**

- C8 A) No development shall take place until a project design/Written Scheme of Investigation (WSI) for archaeological recording has been submitted to and approved by the local planning authority in writing. The WSI shall include an assessment of significance and research questions, and:
1. The programme and methodology of site investigation and recording;
  2. The programme for post investigation assessment;
  3. Provision to be made for analysis of the site investigation and recording;
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
  5. Provision to be made for archive deposition of the analysis and records of the site investigation; and
  6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No development shall take place other than in accordance with the project design/Written Scheme of Investigation approved under (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- D) The archaeological recording condition will only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed, and a final report has been submitted to, and approved by, the Local Planning Authority.
- C9 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.



# 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**

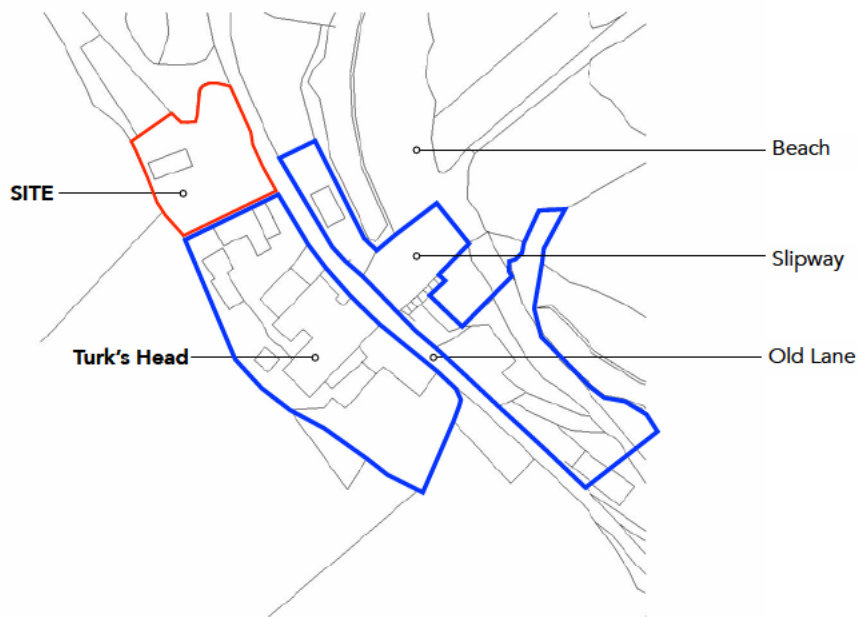
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) who will be able to make alterations to local and national databases and ensure postcodes are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

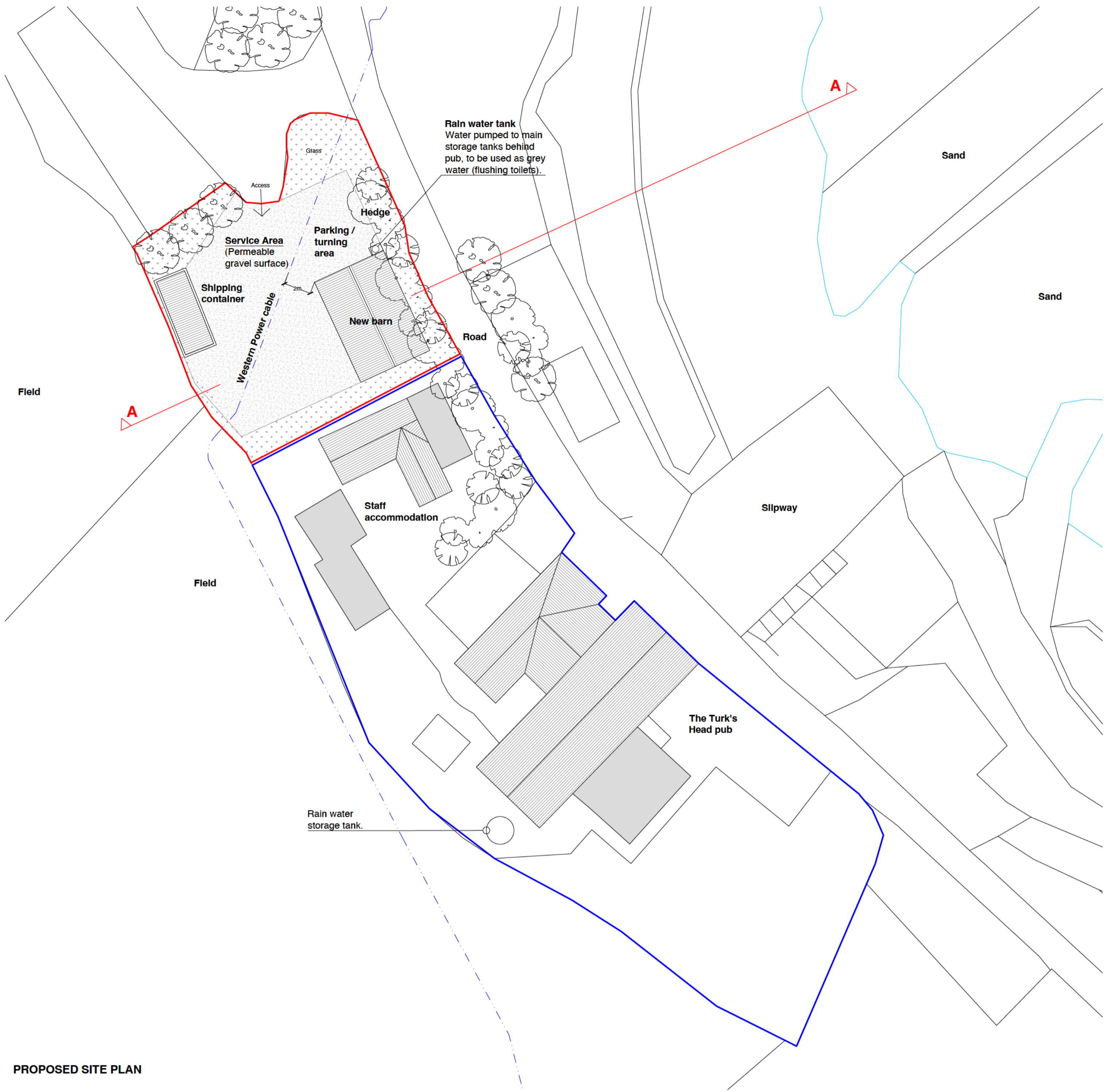




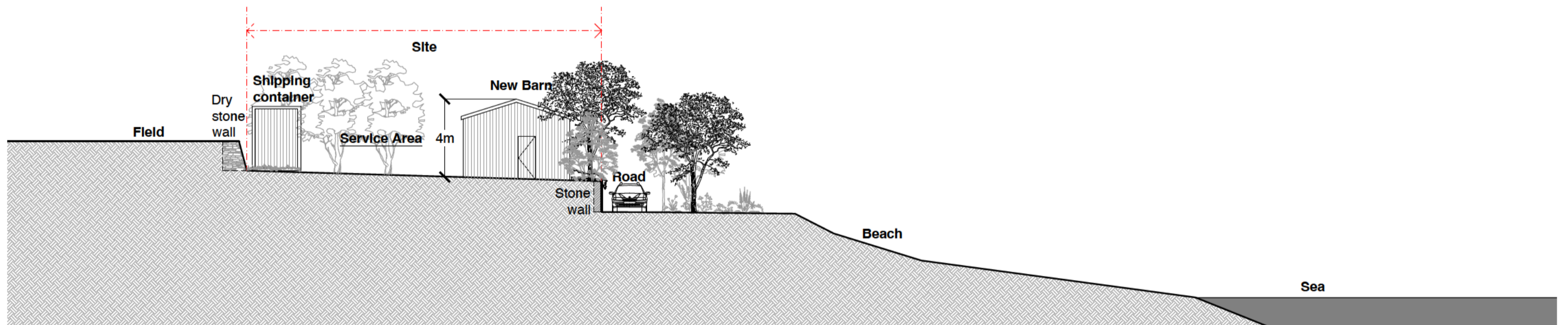
OS data map licence: v1c//901896/1217298



<b>HUGO DAVIES ARCHITECT</b>	<b>PROJECT:</b> NEW BARN ON LAND AT THE TURK'S HEAD, ST AGNUS, ISLES OF SCILLY, TR22 0PL	<b>DRAWING SCALE:</b> 1:1250 @ A4	<b>PROJECT STAGE:</b> PLANNING	<b>REVISION:</b> /	<b>NOTES:</b> <ul style="list-style-type: none"> <li>• All drawings are copyright of architect.</li> <li>• Do not scale drawings (except planning).</li> <li>• All dimensions to be checked on site prior to any fabrication / construction. Report discrepancies immediately.</li> <li>• This drawing is not for construction.</li> </ul>
	<b>DRAWING TITLE:</b> LOCATION PLAN	<b>DATE:</b> March 2025	<b>CONTACT:</b> w: www.hugodaviesarchitect.co.uk e: hugo@hugodaviesarchitect.co.uk t: 01803 813977 / 07850423146		



PROPOSED SITE PLAN



PROPOSED SECTION A



**HUGO DAVIES ARCHITECT**

**PROJECT:**  
NEW BARN AT THE TURKS HEAD ST AGNES ISLES OF SCILLY TR22 OPL

**DRAWING:**  
PROPOSED DRAWINGS

**SCALE:**  
1:200 @ A2

**DATE:**  
JULY 2024

**DRAWING NO.:**  
3 SP 02

**PROJECT STAGE:**  
3 - PLANNING

**CONTACT:**  
w: www.hugodav.esarch.tect.co.uk  
e: hugo@hugodav.esarch.tect.co.uk  
t: 01803 813977 m: 07850423146

**REVISION NOTES:**

A 27/02/25 Rain water tank added next to new barn  
B 03/03/25 Barn roof updated

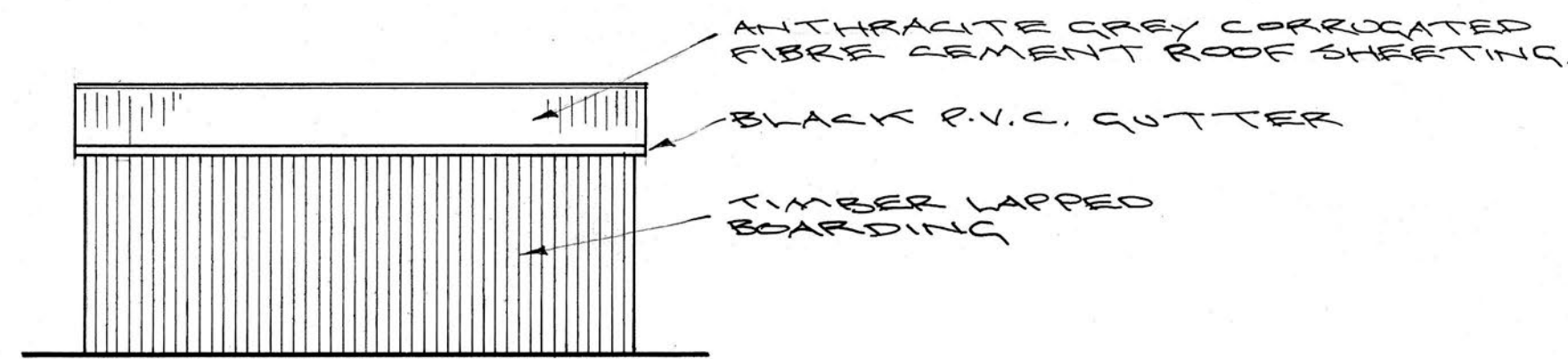
**NOTES:**

- All drawings are copyright of Hugo Davies Architect Ltd.
- All dimensions are to be checked on site prior to construction / order of products.
- Report discrepancies immediately.

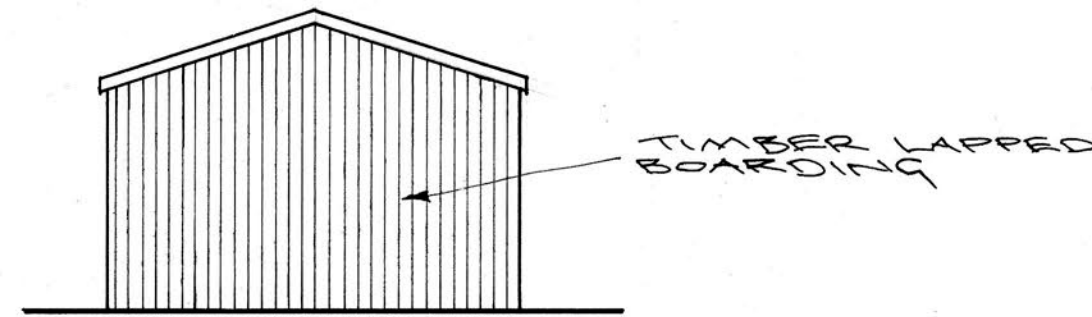
- Not for construction unless stated.
- All drawings are to be read in conjunction with all other documents issued by HDA and other design team consultants.
- All work to be executed in strict accordance with building regulations

and regulations of the local authorities.

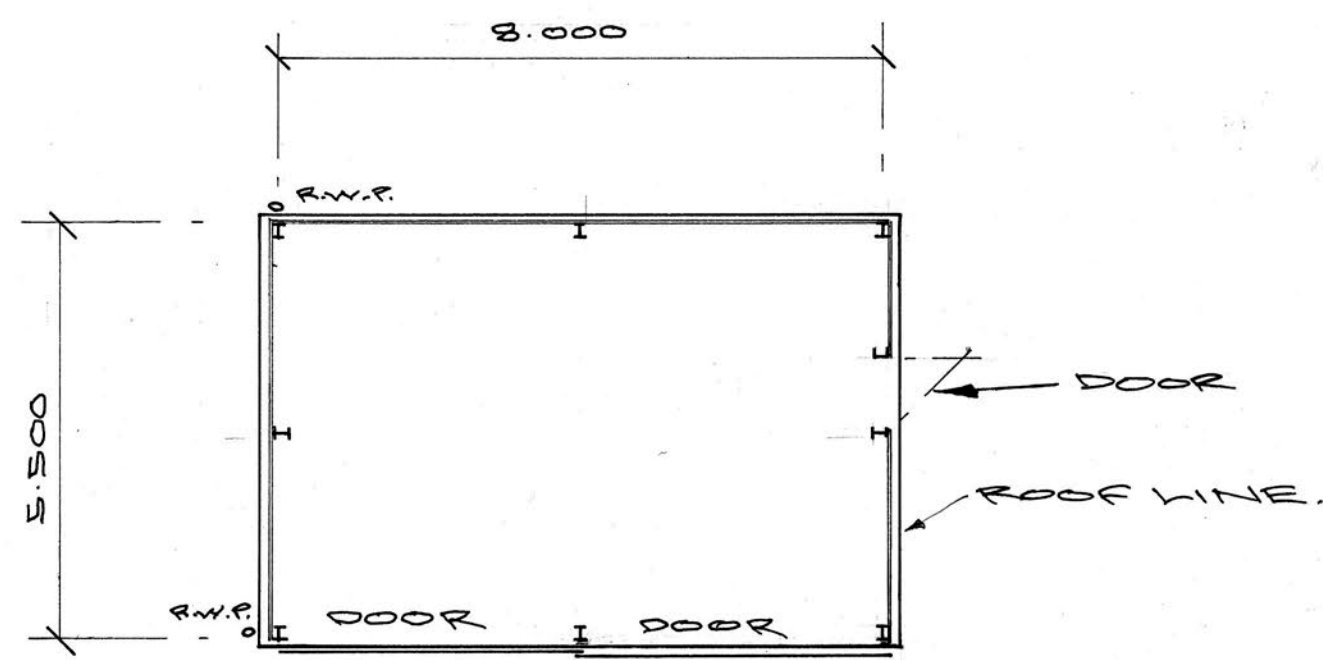
- All work to conform to applicable codes of the British Standards.
- If in doubt, ask.



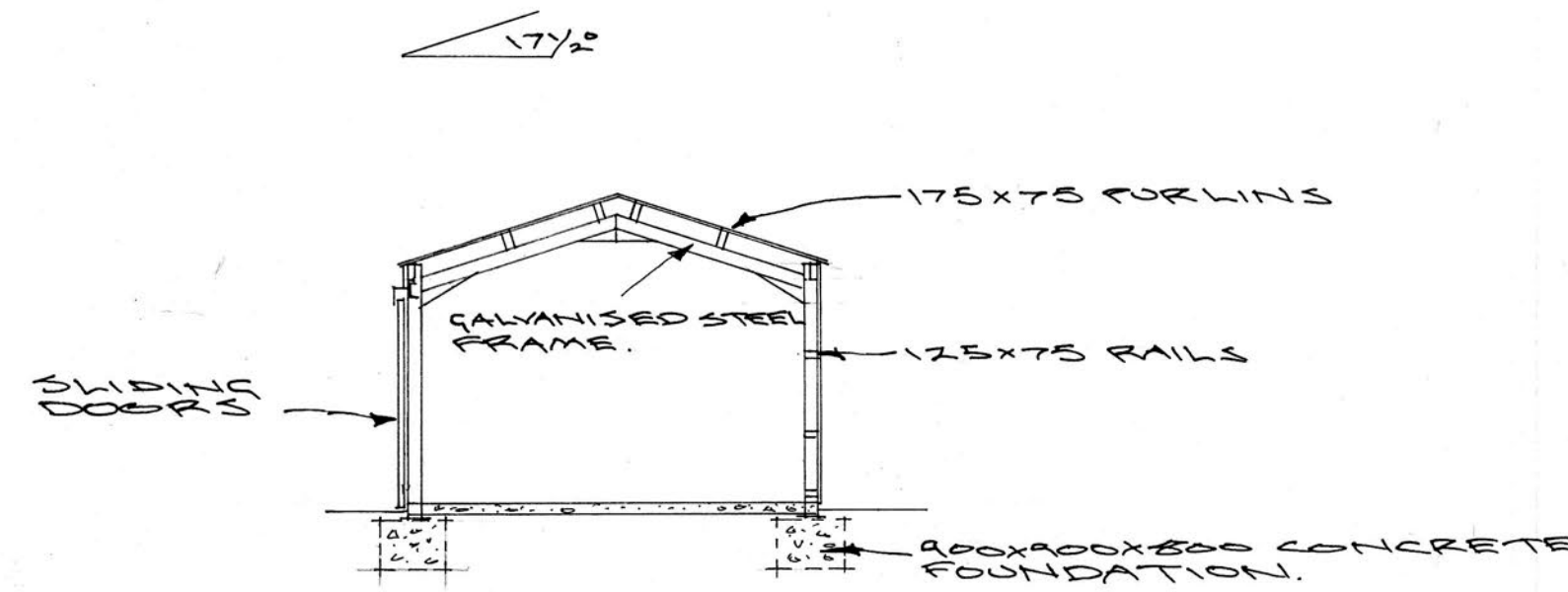
EAST ELEVATION.



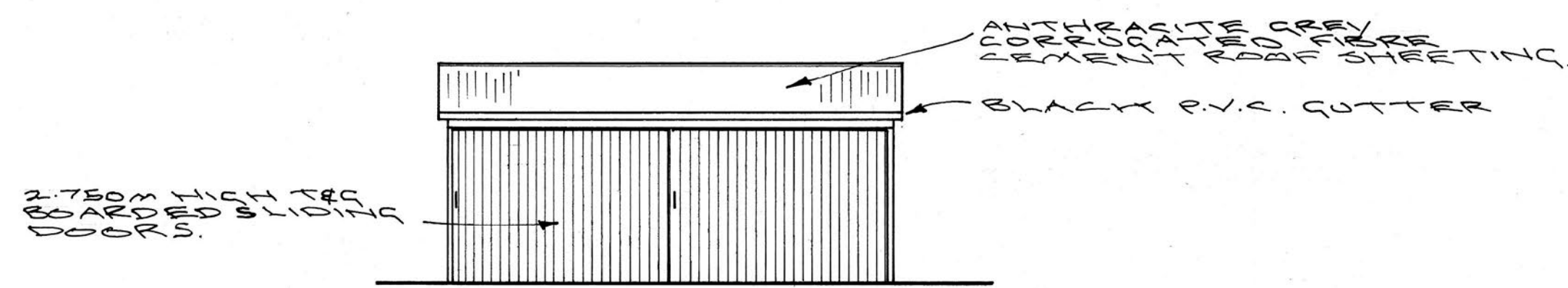
NORTH ELEVATION.



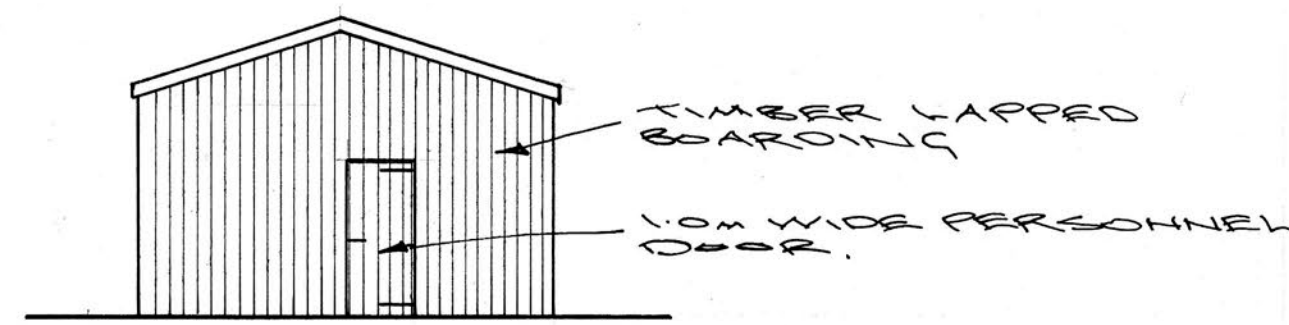
PLAN.



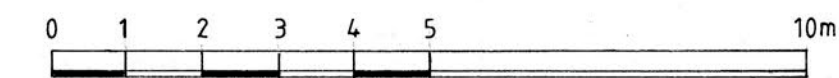
SECTION.




WEST ELEVATION.



SOUTH ELEVATION.



Scale Bar

		<b>Fingle Farm Buildings Ltd</b> West Fingle Farm • Drewsteignton Devon EX6 6NJ Telephone/Fax: (01647) 281226 fb@loram.eclipse.co.uk	
		<b>PROJECT:</b> PROPOSED STEEL FRAME AGRICULTURAL BUILDING AT THE TORKSHEAD PUB, ST. ACNES, ISLES OF SCILLY.	<b>DATE:</b> 04.09.2024 <b>SCALE:</b> 1:100 @ A1 <b>DRG. NO.</b> 1A52 <b>DRAWN BY:</b> S.L.
<b>CLIENT:</b> MR. S. TAYLOR.	<b>AMENDMENTS:</b>		

The Turk's Head Pub, St Agnes, Isles of Scilly, TR22 0PL  
Planning application for a new agricultural barn.



## Design and Access Statement

Date: 28/02/25

Revisions:

A - 03.03.25 - Need and drainage sections updated.

### Contents

1. Overview
2. Location
3. Site
4. Need
5. Proposal
6. Landscape Visual Impact
7. Ecology
8. Drainage
9. Planning policy
10. Conclusion

### 1. Overview

This document is part of a planning application for the proposed new agricultural barn on land adjacent to and belonging to The Turk's Head Pub on St Agnes.

### 2. Location

#### 2.1 Site Location

The site is located on the north east side of St Agnes, along Old Lane, to the north of the pub. It is close to the harbour and its ferry port, leading to St Mary's. Adjacent to the pub in the immediate vicinity, are some



Image 1. Site location. Source: Google.

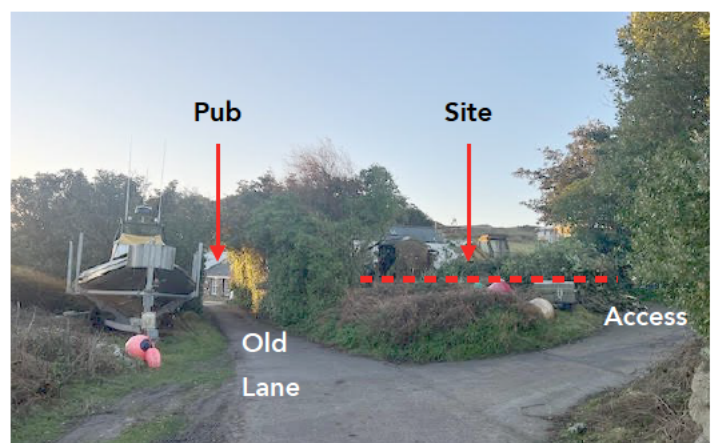


Image 2. Site location.

ancillary buildings and one dwelling. In the summer months, the harbour is busy with tourists and the pub is a popular destination, as well as an important facility for the local community.

#### 2.2 Designated area

The whole islands are recognised as a Conservation Area, Area of Outstanding Natural Beauty and a Heritage Coast.

## 2.3 Local heritage

### 2.3.1 Scheduled Monuments

To the north and south of the site area two areas designated as Scheduled Monuments, labelled on the image right as SM 1 and SM 2. To the east, across Porth Congor bay is another, labelled SM 3.

SM 1: List entry number: 1014998.

Prehistoric settlement and field system at Porth Killier, St Agnes.

SM 2: List entry number:1015003.

Prehistoric to Romano-British field system and settlement at Higher Town, St Agnes.

SM3: List entry number: 1014792.

Prehistoric cairns, entrance graves, field system and settlements and post-medieval kelp pits on Kittern Hill, Gugh.

### 2.3.2 Listed buildings

The pub is not listed. The closest listed building is located south of the site, approximately 250m along Old Lane, amongst a group of buildings. This is out of view from the site and are not affected by the proposals, but are shown on the map below:

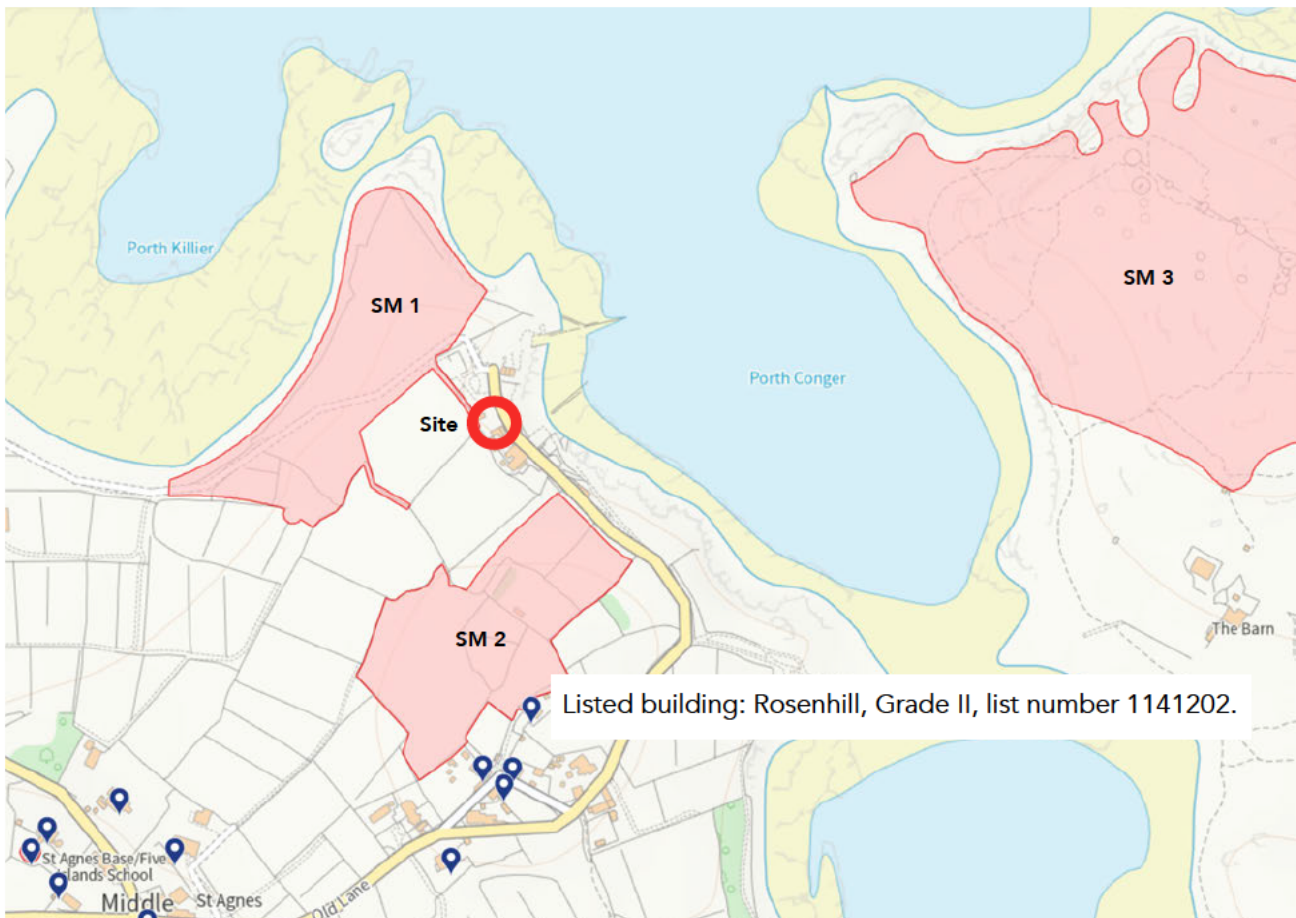


Image 3. Map showing the nearest listed building and scheduled monuments. Source: [www.historicengland.org.uk](http://www.historicengland.org.uk).

### 3. Site

#### 3.1: Use

The site is used as a service and storage area for the pub. Currently a shipping container and garden shed are used for the storing items.

#### 3.2: The site's features

The site has an established hedge to its east side, along Old Lane, which provides good visual screening and weather protection. On the west side is a stone dry wall along its boundary with the neighbouring field. The surface is mainly grass with some hardcore where items are stored. The access surface is concrete.



Image 4. View of Old Lane, the site is behind the hedge on the left..



Image 5. View of the site looking east, from the neighbouring field.

### 4. Need

#### 4.1 Secure Suitable Storage space

The pub currently lacks enough storage space to sufficiently and securely store expensive plant, vehicles and machinery needed for the running of the pub. The JCB forklift for example is essential to the running of the pub and is used in public spaces on the quay. As with all plant, it requires regular preventative maintenance and is legally required to have yearly inspections and safety checks to conform to safe working practices. Storing this vital business (and potentially dangerous) plant and equipment, outside of covered secure storage, this close to the sea and the public makes maintaining the equipment safely difficult and impractical.

### 5. Proposals

#### 5.1 Barn design

The proposed barn is an agricultural style storage barn with large sliding doors to its front. Its external materials are:

- Roof: corrugated dark grey fibre cement boards
- Walls: vertical, lapped, timber boarding.

Its measurements are 5.5m deep, 8m long and 4m high at the ridge.

### 5.2 Barn positioning

The position on the site against the hedge provides good visual screening from Old Lane and further afield, having minimal visual impact on the landscape.

### 5.3 Construction and carbon footprint

The barn will be built using lightweight materials that have a small carbon footprint to transport. The timber cladding is a renewable material. The construction method is simple and can employ local tradespeople, supporting local employment.

## **6. Landscape visual impact**

The barn's size, shape and external materials are of an agricultural aesthetic, and are in keeping with the local area.

## **7. Ecology**

There are no trees on the site, only a mature hedge that is being retained.

## **8. Drainage**

### 8.1 Flood zone

The site is within Flood Zone 1 (refer to flood zone map submitted with the application), giving a low risk of flooding.

### 8.2 Surface water

The barn's roof area is 44m<sup>2</sup>. The surface water from this will be collected and transferred into the main pub's water harvesting tanks for use in the public toilet flush system, with the overflow discharging into the pub's existing drainage system.

## **9. Planning policy**

The project supports the following policies of the Isles of Scilly Local Plan:

### 1. Promoting a Sustainable Scilly:

- SS2: Quality design and place making.  
The barn maintains the rural appearance of the area.
- SS4: Protection of community facilities  
By providing adequate storage, the barn helps to support the pub's viable future, as an important community facility.

## **10. Conclusion**

The design of new barn is in keeping with the local agricultural buildings. The thick established hedge provides good visual screening from Old Lane and further afield, having minimal visual impact on the landscape. The storage space that it will provide is essential to the safe and efficient running of the pub.

-

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Hugo Davies Architect,  
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TQ9 6FY

Ref: New Barn at the Turks Head, St Agnes, Isles of Scilly, TR22 OPL  
Date: 9<sup>th</sup> March 2025

Dear Hugo,

### **Biodiversity Net Gain**

Following on from the assessment of the proposed development at the above referenced address, I would consider that the project meets the necessary exemptions criteria under the provisions of Regulation 4 of The Biodiversity Gain (Exemptions and Other Matters) (England) Regulations 2024 (SI 2024/47).

The Regulations state that:

*“The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions:*

- 1) The first condition is that the development does not impact an onsite priority habitat.*
- 2) The second condition is that the development impacts:*
  - a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and*
  - b) less than 5 metres in length of onsite linear habitat.”*

The first criteria is met as no priority habitats are present within the redline boundary. This is confirmed by the ecologist and can be verified through reference to the supporting documentation provided in the Small Site Metric (SSM) which accompanies this letter.

The second criteria is met as follows:

- a) The total area of onsite habitat impacted by the proposals which has a biodiversity value greater than zero is **21 sqm** which is below the 25 sqm threshold required to qualify for the exemption. This is demonstrated in the SSM.

- b) No linear habitats would be impacted by the proposals. Note that whilst the karo vegetation around the periphery is not mapped as a linear feature due to their character being more akin to a shrubbery of non-native species, there would be no removal of these as boundary features. The works on the eastern boundary to facilitate the footprint of the new barn would be restricted to cutting back overhanging branches from undermanaged shrubs whilst retaining these shrubs as screening between the new barn and the road to the east.

This assessment therefore concludes that the New Barn at the Turks Head, St Agnes, Isles of Scilly, TR22 OPL development would be exempt from the Biodiversity Net Gain requirements on the basis of its compliance with the *de minimis* exemption.

The Baseline and Proposed habitat maps are appended to this letter. If you or the Planning Authority require any further information or supporting evidence in relation to this project, I would be happy to provide this.

### **Bats**

No suitable features for use by roosting bats were recorded on site – this includes the small wooden shed which would be removed as part of the application.

### **Nesting Birds**

The site does offer suitable nesting habitat for breeding birds – care should be taken during clearance both of boundary karo shrubs and structures/artificial materials on site to ensure that no birds are present when these actions are undertaken.

Clearance works should be undertaken outside of the breeding season which runs from March – September inclusive, where practicable. This would provide the most robust means of avoiding risk of impact to nesting birds. If this is not possible, then contractors should visually inspect the work area before they are affected by the works, in order to confirm that no nests are present. In the event that a bird nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

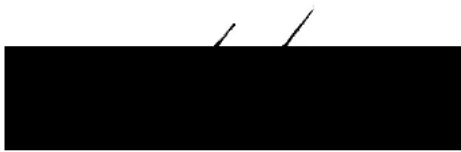
### **Enhancement Opportunities**

As discussed at the beginning of this letter, it is considered that the project would not be required to demonstrate 10% net gain due to the *de minimis* exemption; however the new construction would offer opportunities for enhancements for bats and nesting birds. This would help ensure that the project is compliant with Policy OE2 of the Local Plan.

**Bird boxes** targeted at species such as house sparrow, as well as common garden bird species such as blackbird and robin would have a high chance of occupation. Boxes should be mounted on the wall of the new barn, ideally facing the vegetation to the east to provide cover and shelter from disturbance. These should be at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats. Boxes can be sourced from various sources such as the NHBS website, or can be constructed on site using methodology and specifications available online.

The new barn would provide a suitable situation to position a **bat box** on the western aspect or southern gable. The box should be positioned at a height of at least 3m. An open-based box design would ensure that it would not require cleaning. The location and aspect would be optimal for bats such as common pipistrelle which is the dominant species present on the island and the most likely species to use the environs for foraging and roosting. A suitable box could be purchased or constructed following freely available plans. Kent Bat Box style boxes are slim and easy to construct from appropriate timber using the plans provided at: <http://www.kentbatgroup.org.uk/kent-bat-box.pdf>

Yours sincerely,

A black rectangular redaction box covers the signature area. Two short diagonal lines extend upwards from the top edge of the box, suggesting a handwritten signature that has been obscured.

James Faulconbridge BSc (Hons), MRes, MCIEEM  
**IOS Ecology, St Martin's, Scilly.**





**Key (Existing Baseline)**

 Red Line Boundary

**HABITATS**

 Artificial unvegetated, unsealed surface

 Developed land; sealed surface

 Introduced shrub

 Other neutral grassland



0      2.5      5 m





**Key (Proposed)**

 Red Line Boundary

**HABITATS**

Habitats Proposed EDIT ME

 Artificial unvegetated, unsealed surface

 Developed land; sealed surface

 Introduced shrub

 Other neutral grassland



0 2.5 5 m

