



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

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

PERMISSION FOR DEVELOPMENT

Application No:	P/24/005/FUL	Date Application Registered:	1st March 2024
Applicant:	Mr Simon Taylor Turks Head The Quay St Agnes Isles Of Scilly TR22 0PL	Agent:	Mr Hugo Davies Hugo Davies Architect Ltd 4 Easterways, Broadhempston, Totnes, Devon, TQ9 6FY
Site address:	Turks Head The Quay St Agnes Isles of Scilly TR22 0PL		
Proposal:	Proposed extension to replace the existing conservatory, at first floor level and above the existing kitchen, to provide two bedrooms, and the formalisation of the existing Studio flat with shared facilities for ancillary use as staff / sub-contractor accommodation (Amended Title and Plans)		
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: <ul style="list-style-type: none">• Plan 1 Location Plan, drawing number: 3.LP.01. Dated Jan 2023• Plan 2 Proposed Site Plan Amended, drawing number: 3.SP.02, Dated Jan 2023• Plan 3 Proposed Floor Plans Amended, drawing number: 3.P.03, Dated Jan 2023• Plan 4 Proposed Elevations Amended, drawing number: 3.E.02, Dated Jan 2023• Plan 5 Proposed Sections Amended, drawing number: 3.S.02, Dated Jan 2023• Plan 6 Proposed Roof Plan Amended, drawing number: 3.P.04, Dated Jan 2023• Plan 7 Proposed 3D Views Amended, drawing number 3.V.01, Dated Jan 2023• Plan 8 Design, Access & Heritage Statement Amended, Dated 23/05/24• Plan 9 PRELIMINARY ROOST ASSESSMENT (PRA), reference 23-6-5 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 for the lifetime of the development.

Reason: To safeguard the appearance of the building and the character of the area.

- C4 The bedroom as outlined in orange on revision H of plan 3.P.03 (Proposed Floor Plans Amended) shall not be used otherwise than for the provision of staff /sub-contractor accommodation in connection with The Turks Head business, and for no other purpose, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. The owner or operator shall maintain a GDPR compliant register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**

Reason: To ensure that the development is occupied as ancillary staff accommodation only, in accordance with Policy LC4 and Policy WC5 of the Isles of Scilly Local Plan 2015-2030.

- C5 The Pub Owners' Flat as outlined in Blue on revision H of plan 3.P.03 (Proposed Floor Plans Amended) shall not be used otherwise than for the provision of staff accommodation in connection with The Turks Head business and for no other purpose, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. The owner or operator shall maintain a GDPR compliant register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**

Reason: To ensure that the development is occupied as ancillary staff accommodation only, in accordance with Policy LC4 and Policy WC5 of the Isles of Scilly Local Plan 2015-2030.

PRE-FIRST OCCUPATION CONDITION: Submission of Planting Scheme

- C6 Prior to the first occupation of the development 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).

- C7 No external lighting shall be installed to the building or anywhere within the site. 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 Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

- C8 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.

- C9 Prior to the construction of the extension, hereby approved, details of the proposed Solar Panels (including size, method and angle of siting, colour and reflectivity) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained permanently as such.**

Reason: In the interests of preserving the character and appearance of the Conservation Area and its setting.

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

- C10** 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. 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. 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
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. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied:
https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately, and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately, and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
5. 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.
6. Registering for appropriate Business Rates/Council Tax: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.gov.uk.
7. Access for fire appliances within the site will need to comply with Part B5 of Approved Document B, Vehicle Access of the Building Regulations. Adequate water supplies for firefighting purposes will be achieved by complying with the requirements of Part B5 of Approved Document B. 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.

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 October 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 Mr Simon Taylor

Please sign and complete this certificate.

This is to certify that decision notice: P/24/005/FUL and the accompanying conditions have been read and understood by the applicant: Mr Simon Taylor.

1. **I/we intend to commence the development as approved:** Proposed extension to replace the existing conservatory, at first floor level and above the existing kitchen, to provide two bedrooms, and the formalisation of the existing Studio flat with shared facilities for ancillary use as staff / sub-contractor accommodation (Amended Title and Plans) 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 OCCUPATION CONDITION(S)

- C6 Prior to the first occupation of the development 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)

- C10 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.