



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/25/086/HH Date Application Registered: 29 September 2025

Applicant: Sourav Mishra
7 Jackson's Hill
Hugh Town
Isles of Scilly
TR21 0JZ
United Kingdom

Site address: Gunner Rock, 7 Jacksons Hill, Hugh Town, St Mary's, Isles of Scilly.
Proposal: Replacement of existing fencing at front of property with block wall and Solar motion activated lights.

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, stamped: 26th September 2025
 - Plan 2 Proposed Property Front Plan, stamped: 26 September 2025
 - Plan 3 Design & Access Statement, stamped: 26 September 2025
 - Plan 4 External Illumination Assessment, stamped: 29 September 2025
 - Plan 5 Site Waste Management Plan, stamped: 30 September 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 the Isles of Scilly Local Plan (2015-2030).
- C3 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.

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. **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 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: 04 November 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 Sourav Mishra

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/25/086/HH and the accompanying conditions have been read and understood by the applicant: Sourav Mishra.

1. **I/we intend to commence the development as approved:** Replacement of existing fencing at front of property with block wall and Solar motion activated lights at: Gunner Rock, 7 Jacksons Hill, Hugh Town, St Mary's, Isles of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name:

Contact Telephone Number:
And/Or Email:

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉planning@scilly.gov.uk

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 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 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.

Location Plan

Site Address: Gunner Rock, 7, Jacksons Hill, Hugh Town, St Mary's, TR21 0JZ

Date Produced: 22-Sep-2025

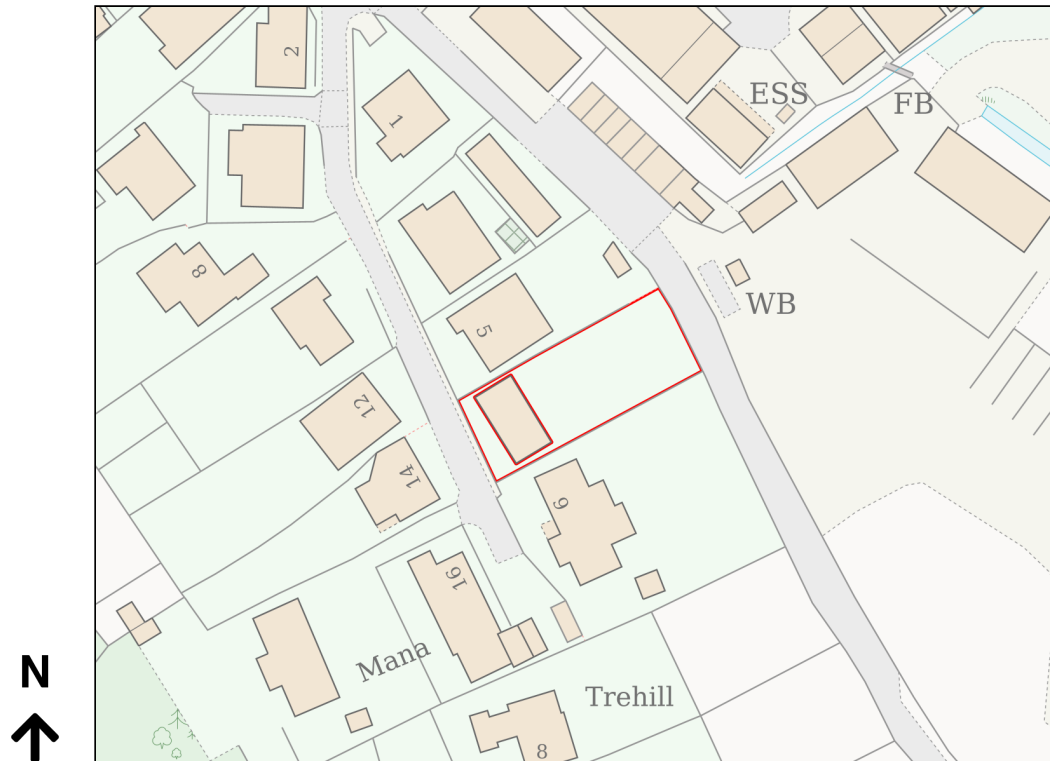
Scale: 1:1250 @A4

RECEIVED

By Liv Rickman at 11:42 am, Sep 26, 2025

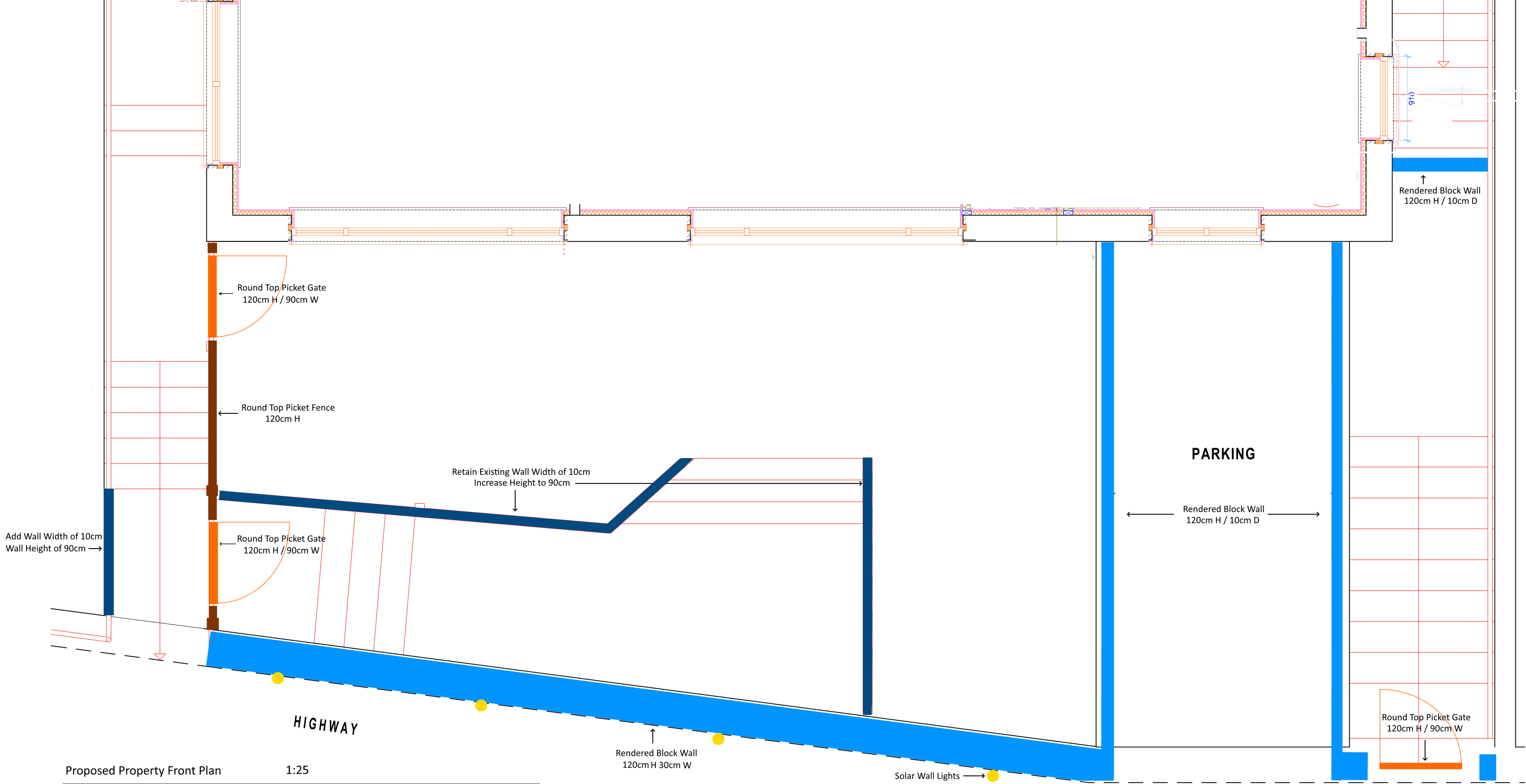
APPROVED

By Lisa Walton at 12:04 pm, Nov 04, 2025



Planning Portal Reference: PP-14335847v1

0 50
Metres



Proposed Property Front Plan

1:25



RECEIVED

By Liv Rickman at 11:42 am, Sep 26, 2025

APPROVED

By Lisa Walton at 12:05 pm, Nov 04, 2025

Design and Access Statement

RECEIVED

By Liv Rickman at 11:42 am, Sep 26, 2025

APPROVED

By Lisa Walton at 12:06 pm, Nov 04, 2025

Proposed Wall Changes

Gunner Rock, 7 Jackson's Hill, St Mary's, TR21 0JZ

22/09/2025

Overview

Gunner Rock comprises a detached house dating from the 1970s / 1980s. The front entrance of the main property and its driveway faces Jackson's Hill. The property occupies a plot which is below the highway and pavement with a retaining wall in place at the boundary of the plot and highway.

The boundary at front of the property and at either side of the driveway currently has a wooden fence which has been in place for over 20 years and is now damaged in portions and has reached end of life.

The steps down from the highway towards the main property entrance has a balustrade on one side only and has been the situation predating property purchase by the current owner.

Proposal

- To remove existing wooden fence at front of property and at sides of driveway
- To build a rendered wall at location of existing wooden fence at front of property
- To build a rendered wall at location of existing wooden fence at sides of driveway
- To raise height of existing rendered walls at steps down to main property entrance
- To build wooden gates at left and right hand sides of property

Design

The boundary of the property where it meets the highway will have a rendered wall of dimensions of 1200mm high and 300mm wide and constructed of bricks or blocks. It will be painted white to match the main property and existing walls which are also rendered and painted white. The base on which the existing wooden fence is affixed is 300mm wide which means it will not exceed any further than the existing section.

This will allow this boundary wall section to meet the Building Regulations set out in Approved Document K for both Section 3.2 which states a minimum of 1100mm for external guarding for single family dwelling where fall exceeds 600mm and Section 4.2 which states a minimum height of 610mm with load resistance meeting BS EN 1991-1-1. The load resistance in particular will be met by the density and thickness of the wall providing sufficient resistance for potential impact force by a vehicle.

Motion activated solar lights will be added to the face of the boundary wall to provide lighting to pedestrians at night to provide additional safety whilst minimising light pollution.

The sides of the driveway will have a rendered wall of dimensions of 1200mm high and 100mm wide and constructed of bricks or blocks. It will be painted white to match the main property and existing walls which are also rendered and painted white.

This specification will allow this wall section to meet the Building Regulations set out in Approved Document K for both Section 3.2 which states a minimum of 1100mm for external guarding for single family dwelling where fall exceeds 600mm. Given this is a private residential driveway it does not require the load resistance specified in Section 4.2 and is not next to the highway.

The walls on either side of the steps going down to the main entrance of the property will be extended to 900mm high and 100mm wide and constructed of bricks. It will be painted white to match the existing wall section that it extends. The current width of the existing walls on this section are 100mm wide which means it will be consistent with the existing structure. This will allow these wall sections to meet the Building Regulations set out in Approved Document K for both Section 3.2 which states a minimum of 900mm for stairs.

A wooden gate will be added at the right hand side of the property where there is an existing side passage which follows onto the private garden. This will be 1200mm high and 900mm wide and constructed from pressure treated wood. The style of fence proposed is round top picket fence. This will provide secure access on the right hand side of the property which leads to a private garden only with no public right of way.

At the left hand side of the property it is proposed to add two wooden gates where there is an existing side passage which provides access to the flat and private garden. This will be 1200mm high and 900mm wide and constructed from pressure treated wood. The style of fence proposed is round top picket fence. This will provide secure access on the left hand side of the property on sections which lead to the main property only.

The fence type proposed has been used in other properties along the street and is consistent with existing styles used. The height of the fence will bring it in line with the proposed boundary wall and driveway sides and provide an overall consistent design.

Other

No impact to existing Parking arrangement as the boundary wall faces onto a pedestrian pavement and not the highway itself.

The only element of the plan which hangs over the pavement portion will be the proposed motion activated solar lights which will still allow sufficient access for pedestrians whilst providing more safety at night as there is no night time lighting on Jackson's Hill.

External Illumination Assessment

Proposed Wall Changes

Gunner Rock, 7 Jackson's Hill, St Mary's, TR21 0JZ

26/09/2025

Lighting Objectives

- Ensure safe access for residents and visitors
- Provide adequate illumination on pavement at night
- Minimise light pollution and disturbance to neighbours

Lighting Design

- Fixtures Proposed: Solar LED wall-mounted lights
- Areas Lit: Pavement in front of property
- Control System: Motion Sensor
- Light Level: 40 lux average

Environmental Impact

- Lights are shielded to prevent upward spill
- No direct light onto neighbouring properties
- Motion activated and will illuminate for 30 seconds maximum

Summary

- Lighting meets safety and planning standards
- No impact on dark skies or surrounding environment as only activated on motion

Site Waste Management Plan

Proposed Wall Changes

Gunner Rock, 7 Jackson's Hill, St Mary's, TR21 0JZ

30/09/2025

Waste Removal

Proposed changes will require the removal of existing wood fencing portions and metal fence post supports.

This will amount to:

- 16 x Metal Post Supports
- 17 x Fence Posts (900mm H x 70mm W x 70mm D)
- 75m of Fence Boards (15mm W)

All waste will be brought down to the Recycling Centre at Porthmellon where they can be handled responsibly.

Waste generated by the works themselves is expected to be minimal given that the scope of work is well understood will ensure any material wastage due to over ordering to be kept to minimum.

Any waste generated by the works themselves will be handled using a skip service provided by Richard Hand who will then ensure responsible disposal.

Construction Waste and Material Sourcing

Specifics on material sourcing in terms of size and volumes of bricks / blocks have not yet been determined in detail and will depend on availability from builders merchants and the contractor (once identified).

Material ordering is expected to be accurate and minimise construction waste due to over ordering as the scope of the works are well understood.

The aim is to use either the local building merchants of Five Islands Trading Ltd or one of the building merchants on the mainland who regularly provide materials to Isles of Scilly such as Travis Perkins to avoid material waste due to damage in transit.

Any materials left over from construction will be handled using a skip service provided by Richard Hand who will then ensure responsible disposal.

APPROVED

By Lisa Walton at 12:07 pm, Nov 04, 2025