

**AONB Partnership Consultation Response on an Application for  
Determination by the Planning & Development Committee  
on June 17<sup>th</sup> 2014**

**P/14/021. Peninnis Farm Luxury Campsite, St Mary's. Removal of  
condition 12 of P/11/101 to allow tents to be mothballed *in situ* as  
opposed to having to be removed from the site during winter months.**

The AONB Planning Consultative Panel (PCP) response (November 11<sup>th</sup> 2011) on planning application P/11/101 included the following statement on visual impact:

The applicant's *Landscape and Visual Appraisal* suggests that the proposed development would be visible from a limited number of locations on St Mary's, most notably the Airport. However, there is no significant evidence that the proposed development would be visually intrusive from the perspective of a person on or in close proximity to the Peninnis headland. PCP takes the view that the topography and screening of the site reduce visual impact to an acceptable level and that the proposed development would not have a significant visual impact on the AONB. Furthermore, PCP notes that the development would not be visible from the sea.

Consistent with this position, and especially mindful of PCP's conclusion that the "proposed development would not have a significant visual impact on the AONB", mothballing the tents *in situ* would not itself constitute a negative visual impact on the Islands' protected landscape because the level and type of visual impact would not change. However, this logic would only hold if the 'wind break material' were, as the applicant proposes, the same colour and form as the existing tents.