



# COUNCIL OF THE ISLES OF SCILLY

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## PLANNING APPLICATION REPRESENTATION (RECEIVED VIA COUNCIL'S WEBSITE)

<b>Name:</b>	Joanna Holwill
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<b>Date Received:</b>	26/08/2014
<b>Application:</b>	P/14/037/ROV – Flat 6 Spanish Ledge, The Parade, St Mary's
<b>Representation:</b>	<p>Dear Sir or Madam,</p> <p>We are the owners of 7 Spanish Ledge, and therefore have an interest in the continued smooth running of what is now a holiday rental complex. The owners of Flat 6 knew of the restrictions when the property was purchased and have not sought the views of the other interested parties prior to submitting their planning application. They have shown a total disregard for the other owners and not considered what the legacy of the lifting of Condition 2 would be for the Management Company and the islands in general.</p> <p>Having already read the objections raised by the owners of flat 2,3 &amp; 5, we also concur on, and would like to raise the following points:</p> <ul style="list-style-type: none"><li>• Any changes in use of the property will impact on the lease conditions and the details of the property register. Spanish Ledge Management Committee are the leaseholders and any change in use must therefore be proposed and supported by the Management Committee. If put before the committee at this time it would be unanimously rejected!</li></ul>

	<ul style="list-style-type: none"><li>• The flats were set up as holiday accommodation when the change of use from guesthouse was approved. The plumbing, wiring, sound attenuation etc. were designed to be adequate for this use only. Allowing permanent occupation would create a disturbance to visitors as a permanent residence is used in very different ways to a holiday rental and we feel it would be detrimental to the enjoyment of our visitors.</li><li>• The planning condition/restriction 2 is reasonable in that it retains the use of the building as an asset to the much needed tourist industry which constitutes the main bulk of the Isles of Scilly economy. A change of use would impact on the remaining owners and any guests who may wish to rent. If the council grants permanent residential occupancy to Flat 6, all the flats in Spanish Ledge would eventually expect to be granted the same status to ensure uniformity, ultimately reducing the available holiday lets on St.Marys by a considerable amount, which would impact on the islands economy.</li><li>• Insurance cover currently in place covers the whole building and the proposed change will complicate the joint insurance cover for all the properties, and no doubt increase premiums for the remaining owners. Spanish Ledge Management Committee arranges joint cover for all the properties and the insurance schedule does not allow for permanent residence.</li><li>• There are common entrances and access to electricity supplies in these areas is shared. The owners of the remaining properties will be considerably compromised in terms of wear and tear of the rear staircases and additional costs of electricity used in common areas due to increased lighting and cleaning.</li><li>• There is no means of the other owners vetting the potential residents in Flat 6. It is highly possible that its use could be for workers in the hospitality trade or younger residents who would be more likely to be socially active during the times that holiday makers require peace and quiet. Guests will not return to Spanish Ledge if there is any such situation and this will financially damage the remaining owners.</li><li>• I would also like to refer you to 'Point 5' in the objection from Mr &amp; Mrs RC &amp; JM Tune regarding the 6 tests, which we also believe the restriction passes.</li></ul>
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