

**Proposed Conversion of Derelict Packing Shed and Glasshouse  
to Holiday Accommodation, Lower Town, St Martin's.**

We are making this planning application in order to expand our existing Holiday Letting Business (St Martin's Island Letting Enterprises - S.M.I.L.E.) and because the buildings in question are derelict and are an absolute embarrassment to us in Lower Town. If you choose to support this application it will be constructed to the previous high standard of our adjacent holiday let Teania, which has maintained a five star, gold award since inception in 2005.

These buildings form part of the lease that my parents took on in 1963 and since I returned to live permanently on St Martin's in 1992, I have attempted on a number of occasions to find a viably financial solution for these buildings. Previously, one of our intentions was to have converted the buildings into staff flats for the extant St Martin's on the Isle Hotel, however as my involvement with that company has now permanently ceased, it has become apparent that the only financially, sustainable alternative is to convert the site to a holiday let. I have looked at alternative uses for this site but the cost of the proposed works precludes all but use as a holiday let.

Regrettably these buildings have deteriorated to a point where unless a financially sustainable solution can be found to justify the considerable expenditure required to extend their useful life, the ravages of time will continue to exert their inexorable, negative influence. We have attempted to make temporary repairs such as re-roofing the Packing Shed however, it has become uneconomical to continue to do so as the entire site requires major building work.

The design and layout of this proposed building has been carefully thought through to support the development of tourism in Scilly with the external southerly elevation designed to sympathetically recreate a typical Scilly street scene, while the internal layout supports the demand for a three bedroom letting unit as confirmed by our own visitors and more recently, by the Island Partnership who through their research have determined that there is a distinct lack of good quality three bedroom letting properties in Scilly.

The Economic Development Officer has said that this proposal broadly complies with the aims of the current Tourism Strategy and Strategic Economic Plan, highlighting the location of the bedrooms on the ground floor and the provision of disability access which should appeal to those with limited mobility. As there are a limited number of properties on the islands with full access, this proposal will appeal to a wider audience.

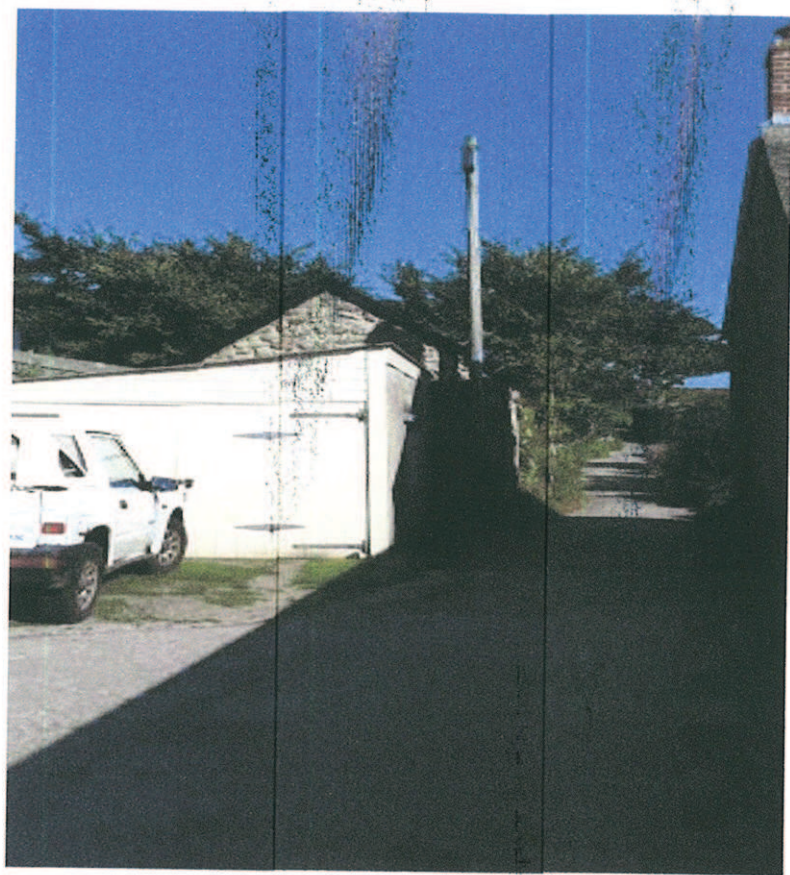
In summary, this application is being made to expand our existing letting business and to provide an economically, sustainable solution for the conversion of these dilapidated buildings which would then positively enhance and support the quality of the environment in Lower Town and finally remove this highly visible eyesore. There has been a significant loss of self catering units on St Martin's over the last twenty years and this proposal, if approved would then provide a tangible benefit to all the tourism related businesses on the island and our community as a whole.

Keith and Dawn Bradford



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