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Your Ref:

Planning Department
 Council of the Isles of Scilly

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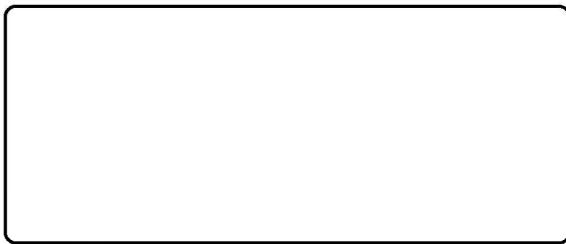
'Buccabu' Lock-Up Shop, Strand, St Mary's
Proposed Conversion into 2 bedroomed Flat

I would be grateful if you could reconsider your recent decision to refuse the above application for the following reasons:

- 1) The first reason for refusal could be overcome by the issue of a S106 agreement regulating the occupancy to people who comply with your 'Local Need Criteria' or who are considered 'Key Workers'. Following the Ash Report it would appear that the Islands need a larger amount of additional housing. A figure of between 90 to 120 units has been mentioned as provision within the next ten years. It would obviously be desirable to provide some of these on brown field sites or as 'windfall' conversions. Perhaps this should be considered under this heading.
- 2) The rent which was found to be too expensive for the last tenant was apparently £12,000 p.a. This is a large shop and for my Client and his family to survive on this income is not possible. If £12,000 were an income for working normal hours it would bring the recipient below the minimum wage level. There are precedents for allowing the Change of Use from a shop. One is the property known as Nour Nour which is in the main shopping precinct. This was a hairdressers, jewellers and more recently a restaurant. Another is a shop which was only a few metres to the west of Buccabu. This was a clothing store known as Simpsons. These now have permission for living accommodation. The other point that should be considered is the recent rise in the number of retail outlets on St. Mary's. There have been numerous approvals for 'craft workshops' which all deal with retail sales and most recently the three new outlets built at Porthcressa. Unfortunately there is only a finite amount of money spent by our tourists and the recent increase in shop numbers has meant that all the original shops have had to suffer a decrease in spending. You must realise that the majority of shops on the Island are seasonal and have to try and make a living during the tourist season. This is not only being made more difficult by the increased number of outlets but also

the Business rates are out of proportion when we only have a short season . To accentuate this point , the Wine Shop, a rented premises in Garrison Lane has now closed because the profit margin was too low. With your point that this is “the established main retail area” – it is not! If it were my client could ask for a higher rental . The main retail area is around the junctions of Silver Street, Garrison Lane and Hugh Street and this is exactly where the Wine Shop traded.

- 3) You state that the ‘proposed rear facing bedroom windows’ would overlook the proposed new development. There are no new windows!! These windows have been in existence for probably over 100 years. There will be far less overlooking from say 2 to 3 persons living in the proposed flat than the hundreds of people wandering in and out of any shop on the premises. As far as I am aware the new development only has one window facing the rear of these shops and this is behind the Man of War. The remaining windows are rooflights which will only be overlooked by the existing flats at first floor level. If there was to be any concern about lack of privacy this should have been considered by your department when the new properties were considered. You were aware that the windows in the rear of this shop were in existence and you must therefore have been happy that there was no ‘overlooking’ or ‘lack of privacy’ issues worth consideration. This must now be the same or in fact less as there will be far less people using the proposed dwelling.



T.J.Hiron