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05 AUG 2015

P-15-062

JOHN & KAY BANFIELD

HOLY VALE FARMHOUSE
MIDDLE TINKS
HOLY VALE
ST MARY'S
ISLES OF SCILLY
CORNWALL
TR21 0NT

27/07/2015

Further to the letter from the Planning Officer, please find enclosed info which you may find useful regarding some of the points she raised.

The aims of the new build are to achieve a minimum of three bedrooms, hence the two stories, the building is significantly bigger than the original, which was a converted barn, but necessary for a young family.

The applicants, both Scillonians, are at present living in Duchy of Cornwall rented accommodation, the Tenancy ends at the end of August 2015. The planning consent, would free up a bungalow for other young couples.

It will in our opinion sit very nicely within the context of existing buildings, it will be semi detached to next door which will still stand higher than the proposed new build.

Evolution and design concept maximise use and potential space whilst minimising visual impact by limiting any increase in elevation, in keeping with current local property design and appearance.

As we live in a valley surrounded by trees wind is not a problem that needs to be taken into account.

Sustainability features will include enhanced insulation within the walls, floors and roof spaces, double glazing throughout, and wood burning supplementary heating, under floor heating, and solar panels.

Solar panels will be put on the back elevation of the roof. It would be a shame to put them on the front as it would detract from and cover a traditional double roman tile roof. There is enough sun, up until early afternoon, to make good use of these.

Provision can be put in for GSHP or ASHP but the cost of GSHP and its need for

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boreholes or slinkies makes it an expensive option. The system in Middle Tinks cost us about £16k by the time we bought in drilling rigs etc. This was with a shared cost as several other boreholes were drilled within the Islands at the same time. On talking to a neighbour who has a ASHP his system is not as efficient as ours; but I am sure that if other systems are available they will be looked at with interest.

Water harvesting is already being done; water is collected from Middle Tinks and South Tinks; this will continue from the new build.

Disposal of foul waste - when we built Middle Tinks we installed a Managed Flow Bio Disc Sewage Treatment Plant with a capacity to cater for up to 16 persons, so plenty of spare capacity for the new proposed build, South Tinks has been using this joint new system since 2010.

Water supply is already connected, but a new metered supply can be installed if the need is there.

Electricity is also connected but will be upgraded with all supplies underground. Telephone wires will also be placed underground.

Access is not a problem because when we bought the Freeholds from the Duchy of Cornwall we made sure that all the Rights of way were in place over the track between our properties; this includes Rights of Passage and Rights to bring further Services across adjacent Duchy of Cornwall lands. This is marked in Yellow on included Map. The area in Green is the extent of our Freehold property.

Reclaimed/recycled materials - The existing roof tiles will be taken off, and reused, along with the tiles we have saved from the demolished original Middle Tinks, which have been stored since 2009.

The original A frames, which I made in 1986 for the barn conversion, will be recycled into other uses and the granite will be reused where possible, either in this new build or stored until needed on future projects.

Loft insulation which was renewed and upgraded in South Tinks 2 years ago can be stored and reused within the new build.

The ram spoil from the walls removed will be used as infill for the back patios and foundations etc.

There is currently no insulation in the walls or floor of the existing building.

There will be a minimum amount of materials to be removed to the local Refuse Dump as all wood will be de-nailed and recycled or used in the heating system, which only leaves the plaster board to be disposed of and that could be used up in the patio areas.

A comprehensive Archaeological Survey of the site was commissioned in 2009 for the New Middle Tinks build; this included land behind South Tinks, as trenches were dug for drainage and soak ways etc, which resulted in a 35 page report and a £900.00+ bill to find nothing apart from a HP Sauce bottle and some bones from a cow I buried 30

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years ago.

Due to time constraints and the need to book builders and cargo space it is imperative that this application is presented to the Planning Committee this month, as the next Planning Meeting is not until November.

JOHN, KAY, NIKKI & JOHN.

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