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Ref: Planning Reference P/15/066. P/15/067 and P/15/068

I wish to make you aware of my objection to the proposed developments at the Men-a-Vaur (Church Road) site, planning references P/15/068. P/15/067 and P/15/066.

My primary interest is the redevelopment of the Tregarthen's Hotel site, however, the applicant has intrinsically linked the Tregarthen's and Men-a-Vaur planning applications, by quoting the same preplanning information provided by the Isles of Scilly Senior Planning Officer in their planning applications for both developments. The applications are also under the same Tregarthen's Hotel Limited company, which states that, "*the application is in direct relation to the proposed works which are to be undertaken to the Tregarthens Hotel*".

I also question the rationale of why the Men-a-Vaur (MAV) project is divided into three separate planning applications, when the Tregarthen's development project, a much bigger and phased project, is put forward to the Planning committee as one planning application.

Is there an expectation that the objections would only focus on the additional two housing blocks on the MAV site, allowing for MAV (0-66) house conversion to go through unopposed?

The National Government's litmus test for development is, whether the impact of any development **would significantly and demonstrably outweigh the benefits**. Tregarthen's Company's proposals, both for the Tregarthen's site and MAV site, if permitted, would demonstrably outweigh any perceived benefits to these Isles. Objective evidence which supports this view is available and I have referenced some of this in my letter relating to Tregarthen's site planning application.

The 3 MAV applications (and the Tregarthen's development) do not meet the test that makes the overall development of all four planning applications acceptable, as published in the national government guideline's (ref: NPPF 2012).

The dimensions being:

Economic – contributing to building a strong, responsive community, which includes the provision of infrastructure.

Social – supporting strong, vibrant and healthy communities, by providing housing to meet the needs of present and future generations; by creating a high quality built environment.

Environmental – contributing to protecting and enhancing our natural, built and historic environment.

0-66 MAV main house- Proposal to change the use of the existing 5 bedroom dwelling, into a Hostel which could sleep up to 15 staff. Plans indicate mainly double-bedded rooms. The exterior of the building will be ‘unchanged’, however, the proposal for the interior is the construct of three separate self-contained flats, all with their own kitchen, living area and bathrooms.

The change of use for the MAV dwelling is not for a hostel, but for three flats.

0-67 and 0-68- New build of two hostels in MAV grounds.

0-67- Up to 14 occupants (double and single room) - one kitchen and no designated living space

0-68- Up to 11 occupants- (double and single rooms)-one kitchen and no designated living space.

Total potential occupants for the three applications is 40, all living and socializing in one small area.

Any significant planning applications, such as these, should not undermine the ‘*quality of life and community cohesion*’ (NPPF 2012)- The MAV proposals have the potential to do both, therefore, has an impact assessment been undertaken to identify whether these proposals will have a significant negative impact on the residents living in the immediate area- i.e.: Branksea and Church road?

- **Water and Sewerage Infrastructure in Hugh town.**

If the three MAV applications are passed it will contradict the concerns raised by the Isles of Scilly Council’s own response to the DEFRA Consultation on the water and sewerage infrastructure (Feb 2015), whereby, they identified significant concerns about the fragile condition of the present water and sewerage system on St Mary’s, especially in the spring/summer months.

- **Essential housing**

The Isles of Scilly Councils own plans, including their Feb 2015 letter to DEFRA state the essential requirement for affordable, permanent housing- not additional seasonal bedsits and potential second homes.

- **Employment**

The Isles of Scilly has under employment and low wages, mainly in the tourist industry- a point recognised by the Isles of Scilly Council. The three MAV applications only perpetuates the low wage economy, further supported by seasonal staff, probably from the mainland or EU countries, with limited local spending potential.

- **Economy**

Throughout the 2014 and 2015 tourist season, even in during the peak months there have been vacancies in all the hotels and holiday rental accommodation, including the high end of the market such as the Karma Hotel. Tresco Estates and the Karma Hotel have offered 'deals' to locals to fill their empty beds.

I could, as in my previous letter about the Tregarthen's redevelopment proposal itemize, page after page of concern in regard to the MAV applications- all based on the available published evidence. A repetition of my concerns are unnecessary, in that the evidence should be made available to our elected Councillors to decide on the benefits such proposals have for this unique and very precious community

Yours sincerely

Anita Bedford