

5 Branksea Close
St. Mary's
Isles of Scilly
TR21 0ND

3 September 2015

Dear Sir/Madam,

Re: Men-a-Vaur – planning applications P/15/066, P/15/067, and P/15/068.

I wish to make representation on Planning Applications P/15/066, P/15/067, and P/15/068.

I believe that the following Material Planning Considerations make a strong argument for the rejection of these applications.

1. Loss of Sunlight; Overshadowing; Loss of Outlook; Loss or Effect on Trees; Adverse Impact on Nature

There would be loss of sunlight in the evenings to the neighbouring properties at Branksea Close. The flats at the back of Rosevean would be overshadowed and would lose significant sunlight.

For all the properties in Branksea Close there would be a loss of outlook. At one end of the close we have an apple tree and planted landscaped border. At the Men-a-Vaur end we have the view of fruit trees and bushes which provide home to many birds, butterflies, and other insects which can be seen from the close.

Before the planning applications had been made Tregarthens had already removed two trees. The garden is large for a town house and no doubt provides home to much wildlife. It would be a great shame if the Council allowed the destruction of town gardens such as this.

2. Loss of privacy; Incompatible or Unacceptable Use

Branksea Close is a quiet family residential area; children living at, and visiting, a number of the homes in the close enjoy the freedom of playing in the close.

It cannot be argued that staff housing is compatible with the existing properties in the surrounding area. The plans presented are not appropriate to the character of the surrounding area.

3. Noise or disturbance

There is a great deal of anecdotal evidence of noise and disturbance from Men-a-Vaur during the past few years. Staff who have been housed in the property have reportedly regularly made a great deal of noise shouting and playing loud music. There have been reports of staff urinating in the street and having loud alcohol-fuelled arguments.

It is undeniable that housing 39 people in such a small area is going to elevate the noise levels already associated with the property. This will impact greatly on the quiet enjoyment of the close.

4. Capacity of physical infrastructure

Residents at Branksea Close and Church Road area already aware that the sewerage drainage cannot cope with the amount of properties to which it serves. The Operational Services Team from the Council have to 'rod' the drains at the end of Branksea close approximately every 6 weeks. It is undeniable that housing almost 40 people in such a small area will place further pressure on the antiquated infrastructure. This will impact negatively on the existing properties who will suffer with more drainage problems; it will also cost the Council more money in deploying further resource to clean out the drains at an even greater frequency.

5. Layout and density of building design

The addition of two blocks of flats into a garden is over-development.

It cannot be argued that the expansion of Tregarthens and creation of additional jobs will benefit the community – there is no unemployment on Scilly, thus the additional staff required would need to be recruited from the mainland – this would add additional stress to all the islands already over-stretched resources.

The last point that I would like to make is this: if the applicant has submitted three separate planning applications for three developments with the plan that at least one will be rejected and that local people will feel triumphant or that a compromise has been made, he has failed – any amount of seasonal staff accommodation built in a beautiful albeit overgrown garden in a residential family-friendly area would be deeply regretful and against the best interests of local residents.

Yours faithfully,

Léonie Jones
Owner – 5 Branksea Close