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PLANNING DEPARTMENT

16 SEP 2015

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4 Rosevean House
Church Rd

The Planning and Development Dept.

In Ref. to Planning applications Men-a-Vaur Church Rd. P-15-066/067/068

These plans are out of keeping and scale in the residential setting and disregard the community.

Physical Infrastructure

The sewerage system serving Men-a-Vaur, Branksea Close and Rosevean House is inadequate resulting in recurrent sewage backup arising in the garden of 4 Rosevean House. The lack of proper storm drains compounds the problem. Development on this or any other scale cannot be supported without addressing the improvement and updating of all associated drainage and sewerage provision for the area.

Isles of Scilly Local Plan

Policy 3 Housing - Ref. Para. 2 (b) refers to staff accommodation for businesses being 'on or near the premises where possible'. Sound reason to reject the plan by Tregarthen's Hotel (P-15-060) to demolish and replace the staff accommodation currently provided on site. Local recruitment should account for some of the the staff numbers allegedly required.

NB. P-15-066 Main House - Design and Access Statement's - Employment paragraph refers to ' --accommodation for 14 members of staff at the Tregarthen's Hotel.' whilst the equivalent sections in 067 and 068 state ' --accommodation for 12-14 people.' and ' -- accommodation for 9-11 people.' respectively. 066 Statement Introduction refers to 'The provision of staff accommodation for the island-' suggesting these proposals are not simply for the Tregarthen's Hotel staff but for those of other businesses.

The application for change to Sui generis classification (Hostel) from that of C3 (Houses Dwelling Houses) would completely change and spoil the residential nature of the area if permitted.

Highway Issues

Access for the plant and materials for such a build is very poor.

The alleyway under Men-a-Vaur and adjoining Rosevean House (a drain run and onto which 2 flats in Rosevean House have opening bathroom windows) is quite unsuitable for heavy plant and there is very little access on the opposite side of Men-a-Vaur.

It would create prolonged disruption to traffic in the thoroughfare. Roadside parking and access for delivery vehicles, each serving many properties , would be further compromised. Thereafter, 30 to 40 people, on a site previously occupied by one family, would generate significant traffic.

Nature Conservation

A once beautiful garden (neglected by former Tregarthen's ownership – merely requiring attention) still provides a haven for wildlife; preserving trees and welcome greenery in an ever increasing manmade environment. The magnificent Bramley apple tree has been felled recently (still bearing fruit)with deliberate disregard and without attempt to conserve. Additionally the other mature trees, which include fruit and blackthorn, would be lost along with associated insect and animal life.

Incompatibility

The small number of staff housed under previous ownership were a nuisance, behaving anti-socially, creating late night disturbance. The hostel scenario would spell even greater problems.

Loss of sunlight/Overshadowing/loss of outlook/Loss of privacy /Noise and disturbance/

Layout and density of building design - would all have a profound impact on my property and those neighbouring. The development would cripple the small, successful holiday business, on which I currently rely. Visitors, couples and families, return year after year. Bookings for 2016 are excellent but those and future holidays would be ruined, as would my enjoyment of the property.

The garage forms part of my garden boundary. 30-40 people using the walkway and storing bicycles would be a nuisance at all hours. I enjoy pedestrian rights through the alleyway, which leads to the rear door and garden of 4 Rosevean.

A sustainable future for the Islands – needs to focus on protecting livelihoods and quality of life -not growth at any cost. I object strongly to all the above planning applications.