

Flat 3, Rosevean House

Church Road

St Mary's

Representation:

02 September 2015

3 Rosevean House

Church Road

St Mary's

Dear Planning and Development Department

Ref: Planning application Men-a-Vaur, Church Street - Change of Use P/15/066/067/068

We are writing to object to these applications in the strongest terms.

1. Rosevean House, which is linked to Men-a-Vaur, contains three longstanding successful self-catering properties and its fourth flat is occupied by one of the teachers at the School. We own the top flat, number 3. The proposed application, which represents a massive overdevelopment of the garden at Men-a-Vaur (a garden suitable for a property of that size), would severely affect the quiet enjoyment of our guests and have consequential detrimental effects on the successful operation of our businesses.
2. Men-a-Vaur is currently multiply-occupied. We had assumed this was a temporary arrangement whilst the house was up for sale. Already we have had problems with the seasonal workers living there with parties, late night noise and alcohol bottles in industrial quantities being deposited in our dustbins. Church Road is a residential street and it is an inappropriate site for a staff hostel for a redeveloped Tregarthen's. The applications envisage accommodation for what looks like up to 39 seasonal hotel workers – this is a concentration of such staff which is wholly inappropriate for a residential area.
3. Staff accommodation for hotels is best located at those hotels, where any 'unsocial' behaviour by young staff can be monitored by their employers, and not in a remote 'club-like' location. Hotel requirements will also necessarily entail very early starts and late nights, with the consequent noise associated with departing and returning to the hostel.
4. The garden at Men-a-Vaur is not unused land. It was a lovingly tended garden which in recent years, due to neglect by the owners and tenants, has become unkempt and overgrown. This is a direct result of the nature of the current occupancy of Men-a-Vaur.
5. Converting Men-a-Vaur to a permanent hostel will result in the loss to the community of domestic residential accommodation – the very type of accommodation the Council is seeking to extend in its strategic plans.
6. Parking is already stretched in Church Road. Whilst we would not expect seasonal workers to be car owners, it is probable that they will have access to Tregarthen's vehicles and Church Road will then become an outpost for these vehicles.

7. Once Kier have completed their works on the islands we assume that a number of rooms will become available, so we are not convinced of the need for hostel type accommodation at all, let alone at this site. And in objecting to the above applications we are necessarily objecting to the linked development at Tregarthens (application numbers P/15/060) as providing insufficient staff accommodation for the size of the redeveloped hotel.

We would be grateful if these points could be taken into consideration,

Dr Jill Peay and Mr Ken Peay