

King, Andrew

Subject: FW: Planning Application Representation; P/16/055

From: Phillip Jones [email address provided]

Sent: 06 July 2016 10:27

To: Planning

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Planning Officer, Council of the Isles of Scilly,

Planning Application Representation; P/16/055

I am writing to register an objection to the planning application P/16/055 in which the owners of Tregarthen's Hotel are seeking to replace staff accommodation, at present located within the confines of the hotel, to commercial self catering units. This will result in the relocation of the said staff from within the confines of their hotel into additional or new Houses of Multiple Occupation (HMO) properties within the community – this is not right or necessary.

I note in the June 16th Planning Statement 7.11 that Tregarthen's management propose:

- a) 11 staff spaces at a 'Hugh Town Guest' (Treboath - to become an HMO?)
- b) an additional 12 staff spaces in currently 'disused accommodation' - to become an HMO? What and where is this accommodation?

Are neighbours to this so called and unnamed disused accommodation aware that '..... the Hotel is in detailed discussions to secure the use of disused accommodation in the summer season 2017' ?

Have the relevant licences and/or change of use legalities been approved for both these HMO proposals ? Is this relevant to the P/16/055 planning application - surely it is?

I believe the intention or plan for two additional HMOs in Hugh Town will have a negative impact on existing residential and/or business amenity both individually and cumulatively. Experience has shown HMOs lead to excessive noise and disturbance and materially alter the character of the area – this is unnecessary when adequate staff accommodation is available in the hotels curtilage.

If the existing Tregarthen's HMO at 'Menavaur' on Church Road is an example of how Tregarthen's owners/management look after their HMO properties, I fear for subsequent ones. The external maintenance of the Menavaur is a disgrace and if the internal conditions are anything similar I feel for the individuals housed there. It would be a great shame to have this occur at Treboeth when the area surrounding it has just been improved at vast public expense.

If you allow a change of use of the current Tregarthen's staff rooms to self catering accommodation this will result in staff being removed from the hotel into the wider housing and business community. Such additional hotel staff accommodation will reduce the existing domestic residential, serviced guest accommodation and self catering units available. I understood, following numerous Local Plans it has been the council's long standing policy to maintain a balance of property types within the islands.

Allowing this planning application will again alter the delicate balance of the islands accommodation needs between local, guest and hotel staff; although it will no doubt increase the potential profitability of the

Tregarthen's owners business, at the wider communities expense. Please refuse the planning application P/16/055, thank you.

Phillip Jones

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