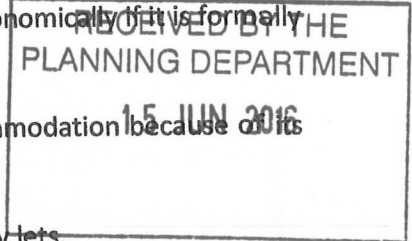


STATEMENT IN SUPPORT OF APPLICATION BY MR. & MRS. D. McNEILL
TO REMOVE CONDITION 11 OF PLANNING PERMISSION P/13/030/FUL FOR
PINE TREES, BRYHER

We believe that Pine Trees will be of greater benefit to Bryher, socially and economically if it is formally reverted to its original use as two separate properties.

The smaller one-bedroomed cottage will serve well as locally available accommodation because of its modest size and its market value within the reach of local first-time buyers.

The three-bedroomed property will be desirable as either a home or for holiday lets.



When we bought Pine Trees, our immediate predecessors had used it as a second home with a sub-standard narrow (16"/41 cms) and low, short internal passageway created between the farmhouse and the cottage. This connection could be shut off when each part was being occupied separately. Pine Trees was a second home and, overall, its condition was substandard. For its size, it was under-occupied.

We have been pleased to be able to carry out the approved scheme of repairs, renovation, extension and alteration works under the planning permission P/13/030/FUL to bring Pine Trees up to standard and provide two units of good quality accommodation. As the approved drawings show, the scheme included blocking off the makeshift internal link.

As expected, our daughter, who is a permanent employee at Hell bay Hotel, lives in the cottage and is a permanent resident of Bryher. She also currently arranges the lettings and management of the 3-bedroomed unit, so that it is, as condition 11 requires, operated as a holiday annexe to the much smaller cottage.

We are now looking at the long-term arrangements for Pine Trees, especially as changing personal circumstances may mean that it has to be sold. If a sale has to be made as one single unit, then clearly the market value will place it beyond the reach of local residents.

If split into its two component parts as separate planning units, then the cottage, on its own, will continue to be just as available as it is now to meet local needs and the three-bedroomed unit can be expected to make as much or more contribution to the tourist and related economy as the entire property did before as a single unit, or to be a home, or to generate comparable tourist activity to the current 'annexe' arrangement. In practice, it makes no difference to the potential tourist trade generated whether occupation management and lettings are arranged through an owner or occupier of the cottage, or by someone else, such as a separate owner.

There is an obvious negative outcome in maintaining the planning status of Pine Trees as one single unit through condition 11, which is the effective loss of the cottage as locally available accommodation. Removing the condition will provide for a better locally-available accommodation outcome than either the single unit situation before our scheme was implemented, or the single unit with annexe arrangement under condition 11.

We know that as a completely separate matter the consent of the Duchy of Cornwall as freeholder will be required for the change of the property back to its historic two unit status. The Duchy have been

kept fully informed and whilst this leasehold requirement is not a material planning consideration, we understand that the Duchy have no objection in principle.

The justification for the removal of the condition as set out above, is just the same regardless of the leasehold status and irrespective of who may at any time own the property or, of course, our personal circumstances.

The 2013 Committee report which indicated our intention to retain the two properties together has been superseded due to family breakup and the desire to give our daughter security in her job at Hell Bay.

