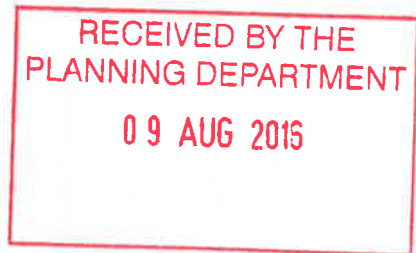


# JOHN & KAY BANFIELD



MIDDLE TINKS  
HOLY VALE  
ST MARY'S  
ISLES OF SCILLY  
CORNWALL  
TR21 0NT  
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03/08/2016

*To whom it may concern.*

## PLANNING APPLICATION P/16/060

*We have carefully studied the proposed planning application submitted by Island Architects for Farmhouse, Cottages, Flats and Outbuildings at Holy Vale.*

*Whilst we have no real concerns over the proposed works to the buildings we are very concerned over the limited provision for parking. The current plan submitted with the application states that an "off road" parking area will be created by removing various established trees and shrubs from the roadside and a herring bone type parking area will be created to accommodate up to five cars, with a further two spaces created in close proximity to the buildings.*

*Our concerns are as follows:*

*1.*

*The term "off road" is open to interpretation as the car park would be technically off the public road but the visual effect of this development as you turn the corner coming down the hill from Maypole would detract from the aesthetically pleasing view now enjoyed.*

*The depth of the area of the proposed car park marked C (hatched green) is insufficient for the length of all but the smallest vehicle. Added*

*to this is the further problem that any vehicle using this proposed car park would, when leaving have to go to the bottom of the hill to turn around to exit the Vale. The creation of a truly off road car park in the area marked "A" would greatly reduce the amount of traffic using the residential area within the Vale.*

*Further to this if the car park area was incorporated utilising and extending the track marked B, Mr & Mrs Richards historical access to their own back garden would be maintained, and no vehicles would need to turn down into the Vale to exit the premises.*

*2.*

*With the existing units totalling 5:-*

*4 units let to permanent residents*

*1 unit let as holiday accommodation.*

*The proposed units totalling 4:-*

*3 units let to permanent residents*

*1 unit let as holiday accommodation.*

*This will be a total of 9 units of accommodation within the scheme of which 2 would be holiday lets.*

*Seven units to be let for permanent residents, given the location and distance to town etc, could mean that at least one car per unit could reasonably be expected, and with the reluctance of people to walk and the need for more than one person in the family to work, it is well within the realms of possibility that some households would have more than one car.*

*At present the existing holiday accommodation comes with an golf type buggy included in the price, one can assume that the new holiday accommodation will also benefit from this added value. So therefore two further parking spaces would also be needed for them.*

*So we would suggest that at the very least 9 parking spaces would be needed to cater for this development.*

*3.*

*Track way marked B (hatched blue) has historically, 60 years that I can*

*remember, been the rear vehicular access for the property of MR & Mrs Richards, and all the time we owned the land concerned, was kept clear for their use. And this plan shows a partial blocking of this access by the entrance at the rear of the building, and complete blocking from the proposed car space.*

*The plan supplied by the architects show the extent of the freehold property involved belonging to the applicants, which includes the field behind the buildings marked A and ( hatched red) where there is plenty of room to incorporate a truly "off road" car park and still leave room for any further development they may wish to do in the future.*

*Over the last few years there has already been a few issues over parking in the Vale, but at the moment things are manageable, we work quite hard to keep the turning circle around the Triangle clear, to facilitate emergency vehicles, taxis, delivery lorries, and visiting buggies and other cars, vehicle parking on our lawns has been a problem in the past, but liberal use of large slabs of granite has discouraged most of the thoughtless parking.*

*Usually a quite word with the miscreants solves the problem, but I am quite prepared to use what ever means needed within the law to ensure that our privacy and property is protected and also ensure that a viable turning space at the bottom of the road is available to all.*

*Visitors and locals alike seem to have problems on these Islands where parking is concerned, so clear defined off road adequate parking areas for the residents have to be created.*

*If the problem of parking is not addressed with this planning application an opportunity will be lost for ever, and Holy Vale will become an eyesore with vehicles parked all over the place.*

*All the other long term residents of the Vale endeavour to park their vehicles off the highway and out of sight, there is no reason that the applicants, who are absentee land lords and do not live in the Vale, can not provide the same for the units they are creating, they have the room, if not the inclination.*





HOLY VALE FARMHOUSES #104'S  
ST MARK'S  
ISLES OF SCILLY  
DRAWN: 100/09  
JULY 2016  
SCALE: SEE BELOW  
SITE PLAN

0m 10m 30m 40m

