



Dear Councillor/Planning Officer

Ref.Planning Application No.

Bell Rock Hotel

We are a 2 star Visit England full service budget hotel, with an Indoor pool & leisure area. We are unable to upgrade to 3 or 4 star in the absence of a lift , as we are on 4 levels & Listed. We need to change with the times. The hotel has been looking after visitors for nearly 150 years. We can accommodate up to 40 people.

We have seen considerable changes in visitor`s expectations over the last 27 years of ownership, which we have tried to accommodate. Today many visitors want to `pick & mix`, having Bell Rock breakfast but not always wanting Evening Meal. This is a national trend, not peculiar to Scilly. A lot of serviced accommodation no longer offers evening meals. The proposed reduction to 38 covers will be more than adequate to cater for the existing demand when full. Visitor stays are shorter, frequently only 2-3 days and the season is getting shorter early & late. Unfortunately, it costs the same to travel to Scilly in March or October as it does in July with the sole operator Skybus & I.o.S.Steamship co. which is unhelpful to lengthening the season.

There has been a big increase in Take-away food vans and cafes on St.Marys. All the pubs sell food all day & night & drink-there is an over-supply.

We wish to create a luxury self catering `serviced suite` from part of the existing large bar/Lounge as per plan.

We will still retain a lounge with seating for 18 people-the existing spacious bar/Lounge is very little used by our guests and the bar is not used by locals at all. We will move the Bar downstairs into the corner of our spacious Dining room, which can currently seat 52 people.

Transferring the Bar back to where it was 26 years ago creates a separate Bar seating area for approximately 20 people adjacent to the Restaurant with covers for 38. This will maximise the underused space in the hotel and create extra income and give our guests what they want and enable the hotel to go forward, where increasingly, the demand is for self catering high quality accommodation.