

Carn Friars Farm
St Mary's
Isles of Scilly
TR21 0NZ
01/09/2017

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01 SEP 2017

Planning Department
Council of the Isles of Scilly
Old Wesleyan Chapel
Garrison Lane
St Mary's
TR21 0JD

APPROVED

By Craig Dryden at 11:13 am, Oct 23, 2017

Planning condition amendment P/13/079/FUL , to whom it may concern;

Dear Sir/Madam

Work on the barn at Carn Friars started in the summer of 2014 by way of a long-winded and sympathetic removal of concrete pointing and its replacement with traditional lime base mortar, to stabilize the building carcass. The groundwork under the planned small extension included removal of old tin tanks and excavating down to bedrock and re casting in reinforced concrete up to the ground level. The ground floor of the original barn consisting of ram and granite has been dug out, leveled and a new floor cast on top of waterproof membrane to extend up and over the granite walls now treated with waterproofing.

A new septic tank and pipes have been laid to the specifications as discussed and confirmed in writing to Lisa Walton in our revised septic tank plans, my letter dated 04/03/2015 (P/14/059/DISCON for P/13/079/FUL).

The first floor joists have been replaced, and the old corrugated roof and timbers removed, and a structural ring beam has been constructed and built professionally using existing granite internally and externally.

There is now a new roof built constructed identical in size and pitch as the previous one, and the extension and its pitched roof has been made, all from the correct specification timber.

With the roof felted, it has just been tiled using very old traditional reclaimed red pan tiles sourced from St Mary's. Fitted timber fascia boards are now painted and black cast iron type gutter is now in place.

Remaining work includes the construction and fitting of windows and doors.

Internal staircase build and fit. Electrical connection and white box due this month by Western Power. Ground and first floor, insulation and finishing.

Internal studwork, insulation, plumbing and electrical first fix. Plasterboard and skim, decoration and fixtures / fittings.

Our target for completion is end of December 2017.

The original reason for the barn conversion was to house a couple that were both working part time on the farm. Their work included help with growing and harvesting soft fruit and juice production, as well as general grounds and hedge maintenance.

Unfortunately, very sadly due to recent sudden illness and bereavement, the barn accommodation is no longer required.

We are now recruiting laborers for the farm locally, however this is costing more than the previous 'live in' arrangement, and therefore the farm requires a further income to support this.

We now wish to apply for an amendment to condition 6 in the above permission for development, to allow us to make the barn available for short-term holiday use. We understand that this could be acceptable under Policy 4(e) of the Isles of Scilly Local Plan, as we currently have no holiday units operating at all on this farm. The income generated from this would be essential in the continued viability of our working farm.

An anticipated 20-week season should eventually provide in the region of £12,000 a year with expenses, maintenance and costs taken care of, and this sum would provide for the cost of locally recruited labour which is currently being supported by personnel savings only; this clearly can only continue for a short time unassisted.

If at all you have any questions relating to this, myself and my Mother Angela, I am sure, would be delighted to answer any queries you may have.

We look forward to your decision in this request.

Yours faithfully

Chris and Angela Jenkins

