

Dear Planning Department

I would like to raise a few concerns that I have on Planning Application no P/17/019.

The site plan shows that there is existing hedging /screening around the proposed site, photos taken on 5 December 2017 show that there is no such screening and no indication when there was screening. I was standing on the pathways and there were no hedges blocking my view into the site. Google earth also shows a lack of screening. The only vegetation appears to be ferns and brambles and a few scattered pittosporum trees. A site visit and also looking at Google Earth would confirm this to the committee. The site is very open as you walk down the pathways it is not screened at all and open for residents and tourists to see all the area, including the pond at the top of the top field, which is dry in the summer and fills up in the winter.

The siting of the compost toilet in the existing stone building is this more than 10 metres away from a water course or 50 metres away from a road/pathway the site plan does not indicate how far it is away from the sea/ beach or the roads/pathway either side of the site. The documents do not show if the stone building complies with HM Governments Building Regulations on Sanitation, Hot Water Safety and Water Efficiency or the building Regulations for Drainage and Waste Disposal. One example in the regulations is Chemical and composting toilets 4.19 Chemical toilets or composting toilets may be used where: a. suitable arrangements can be made for the disposal of the waste either on or off the site; and b. the waste can be removed from the premises without carrying it through any living space or food preparation areas (including a kitchen); and c. no part of the installation would be installed in any places where it might be rendered ineffective by the entry of flood water. There is no indication on the plans how high the site is above sea level, and in winter the sea does breach this area. There is no indication of exactly how solid waste from the composting toilet will be treated and disposed of.

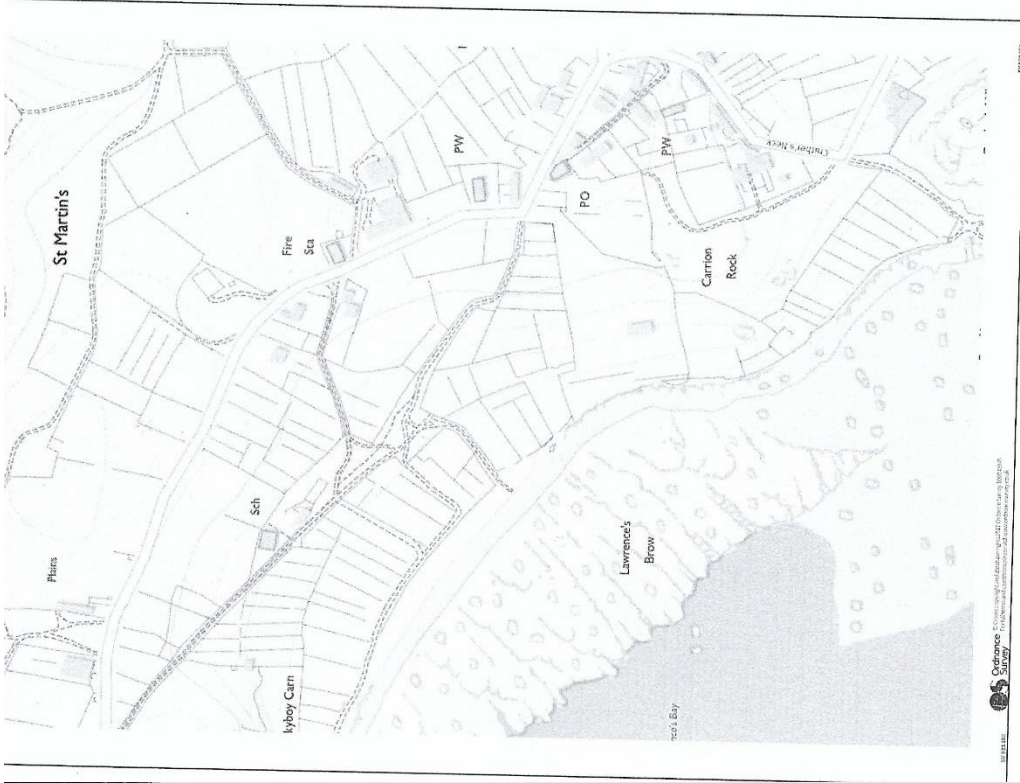
There is a lack of detail on how much water can be harvested from the stone building, how much water will be used by 4 people each week and what provisions are in place if the water runs out as no alternative supply is mentioned in the application. There is only mention of 2 x 500 litre storage containers of which one can be seen in the picture below.

It is mentioned in the application that the site has been worked as a small holding by the applicant for over 20 years, is there any documentary proof of this such as profit and loss figures for say the last 7 years. The stone building is in a bad state of disrepair and if the site has been used as a smallholding why were repairs not carried out before ?

The applicant has made no mention of where the animals are to be rehoused? will they remain on site and another building erected to house them?

Kind Regards

Susan Pearmain
Glenmoor
St Martin's



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