

St Martins yurt application

D Wyborn,

Thank you for your report regarding my planning application for a yurt on St Martins and refurbishment of an existing structure into an ancillary building.

I must be honest and describe this report as a sub standard subjective view of my application and contains many mistakes, mistruths and omissions.

I am so shocked at the misguided conjecture it contains and the many serious discrepancies regarding major key issues to the application, that I have to respond with truth and information that I have already supplied the planning department and ask that the officers are aware of this response prior to the meeting on Thursday.

I will take these matters point by point;

1. SCREENING OF THE SITE; I have provided the planning department with photographic evidence demonstrating the Eastern boundary of the site is flanked with a continuous, uninterrupted Pittosporum hedging some six metres high, Screening the site completely from the footpath to the East of the plot. I also sent details of the 20 plus pittosporum saplings I planted last year on the Western boundary of the plot. They have in one season attained a height of 1.5m and shall over this next growing season reach a height of 2-3m again providing complete screening of the proposed site.
2. SCILLY ORGANICS YURT; I completely refute your claim that this existing yurt is remote, or secluded. It is pure white in colour and sits in the middle of a wide-open field with no screening, despite drawings of proposed screening submitted with the planning application some years ago. It is 35 m from a well-used public thoroughfare and is in complete and full view of each and every person that traverses this pathway. (I personally do not have a problem with this)
3. CONCRETE BUILDING; The existing concrete building does indeed have a little cracking however the concrete shuttered walls are of considerable girth and retain good strength.

Monies raised on this project will go towards the repair, refurbishment and maintenance of this building including reroofing, using some clear corrugated panels to allow natural light inside the building. This refurbishment and future maintenance is in line with the Local plan.

4. WATER MANAGEMENT AND TREATMENT; The provision of a newly improved roof and relevant guttering will allow water harvesting to take place to supply showers only. Being previously, the maintenance operator for St Martins hotel for four years it was my role to maintain water supply, quality and treatment for the whole hotel. The proposed harvested water will be treated in three phases, 1, Correct dosage to storage tanks of Hypochlorite, 2, particle filtration and thirdly the application of UV light to kill pathogens, all powered by a roof mounted Solar Panel. I have been in direct contact with the Environmental health officer, Alexander Campbell, regarding water treatment and management, who replied to me "All of your answers adequately cover any public health concerns" All water for human consumption, cooking, washing up, will be supplied in large format drinking quality water containers. Future connection to a proposed Duchy ring main here on St Martins will be requested when the scheme begins. In the meantime, using mean rainfall figures here in

Scilly and the captive roof area of the building a figure of 4,000 gallons is expected to be harvested annually.

5. COMPOST WC; At no point in any of my correspondences with you did I ever suggest spreading Human waste underneath hedgerows. I am not sure where this misguided belief comes from, certainly not myself, this is mud slinging at its worse. I did write with some detail stating the composted waste would be removed and bulk composted with other organic material. After a period of no less than two years, when broken down into friable compost it will be buried underground, used to compost and feed the roots of future hedge planting and screening. This goes against the planning officers statement that "There is no indication how solid waste from the composting toilet will be treated and disposed of"
6. ECONOMIC BENEFIT At no point did I also say that the yurt would be disassembled at the End of September. It is my intention, complying with the Local Plan in extending the season, to offer accommodation right through to at least the end of October. I have a rapidly growing list of interested parties who wish to book with me as they cannot find accommodation here on St Martins for this coming or following season, indeed several are making enquiries about the October half term holidays, which occupy the last two weeks of October on the mainland. This refutes the statement by the planning officer that "the market is already catered for" (12)
7. ANIMAL REMOVAL As again I have already mentioned, the birds currently occupying the site will be moved 20m to the top paddock on my Agricultural holding where they will be amalgamated with the other rare breed hens I keep and will have access to a large hen house on that plot with accompanying nesting boxes for egg sales.
8. FLOODING RISK; The proposed field is some five metres above the highest Spring tide level. I have farmed this land for over twenty years and fished on adjacent Lawrence's bay. The statement that "In winter the sea does breach this area" (9) is ignorant and untruthful and shows a lack of knowledge of this site adjudged from afar, and fed by malicious whispers. This area has never been breached in the 26 years I have lived on St Martins, through some of the largest tides and ferocious storms. It is yet another misguided subjective submission which litter this report with lack of local fact, discrepancies and here say.
9. DIMENSIONS The proposed yurt, at 18ft in diameter (not 72ft diameter, as advertised previously on your website) Is of similar size to the semi-permanent Bell Tents currently being installed on most of the campsites throughout Scilly. It will provide comfortable, niche accommodation, raising the standard of tourism offer.
10. I believe I have addressed all of the issues which you as a distant planning officer seem a little vague and hazy about.
I have adequately demonstrated the correct management of water, composting wc, renewable energy use, an effective planting and screening programme, animal welfare, extending the season until late October and adding value to the economy of St Martins and tourist offer, as encouraged in the local plan. It will also initially create guaranteed added employment, by 1 full time and one part-time job, again in line with the local plan.

I the applicant I ask that this document to be read out at the planning meeting for the benefit of the voting members, to demonstrate that these previously missed, skilfully

unmentioned or misunderstood matters have been adequately and professionally addressed, by myself from the outset.

Copies forwarded to Andrew King, Craig Dryden, Lisa Walton , David jones @Evans Jones and Government Planning Inspectorate.

I will automatically and immediately approach the planning inspectorate to lodge a complaint and appeal if my application is unsuccessful, as I believe that due process and adherence to the local plan, has not been prevalent in regard to the detail of my application by the Isles of Scilly planning department .

T Tobin-Dougan