

**S M & O A Hicks**

3<sup>rd</sup> January 2019

**FAO: Lisa Walton**

**Senior Officer planning and Development Management**

Planning Department

Town Hall

St Mary's

TR21 0LW

**Re: Planning Reference P/18/090/FUL – Men-a-Vaur, Church Road**

Dear Mrs Walton,

We do not support the planning above application for the reasons outlined below.

Much of Hugh Town is blighted by examples of back gardens being given over to development, much of it unattractive and excessive. Space is limited, pressure to provide adequate development is high. While the current application is on a reduced scale when compared to the previous proposal, we still feel it is going to be an overdevelopment inappropriate to the surrounding area.

The proposal cites evidence of the approach lane being used by the dustcart. However, the dustcart model is selected with its relatively narrow width in mind. Access by emergency vehicles such as the fire engine would be more problematic in all likelihood.

The disabled aspect of the proposed property appears commendable if it is not merely a device to ensure a smooth trouble free passage through the planning process.

It is unfortunate that a property and garden like this is being subjected to repeated attempts at development instead of being utilised by a local family. We do not know the applicant and have no axe to grind on a personal level. We live sufficiently removed from the property not to be unduly impacted by the development except for the potential for added parking pressures in the future should the properties be sold off. Since the development of the former Branksea House site with six flats that had no parking provided, the road has been increasingly cluttered with the number of vehicles parked on the road. Should Men-a-Vaur be divided into flats and sold off piecemeal and the proposed development likewise, we could be looking at four to five more vehicles looking for parking into the future. Presumably the proposed access off the lane into Branksea Close instead of via the garage access of Men-a-Vaur itself looks ahead to just such a sell off process.

It is well established that there is an ongoing need for suitable properties of all kinds on St Mary's, but we have severe misgivings about the numerous negative impacts associated with the proposal compared to any benefits. We feel it is a mainland developer aiming to maximise the potential of his investment and only superficially concerned with the housing provision on St Mary's.

Yours sincerely.

S M Hicks and O A Hicks