

Dean Ciaran

From: Planning (Isles of Scilly)
Subject: FW: Planning application: P/18/090 Men-a-Vaur

From: jenkins@nundeeps.co.uk <PROVIDED>
Sent: 08 January 2019 20:35
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Subject: Planning application: P/18/090 Men-a-Vaur

Dear Sirs

P/18/090: Men-a-Vaur, Church Road, St Mary's, Isles of Scilly, TR21 0NA

I am writing to object to the above application for the following reasons:

1) The Council's Infrastructure Services Officer has stated:

'At present, the section of network that this property discharges to is considered to be at maximum capacity as evidenced by frequent blockages and failures.'

My property is severely impacted by these blockages and failures as there is a manhole in the corner of my garden which the Council team has to access to clear the blockages up the road. Furthermore, the smell backs up the pipes into my house. On one occasion following the clearance of a blockage I had to hose down the road outside my property several times to remove the overpowering smell of disinfectant which was running down the road across the front entrance to my property - the main access for my Bed and Breakfast guests.

The addition of a 12 person property to the current network can only exacerbate this problem.

2) Lack of compliance with Policy 4 of the Local Plan - Economic Development

'The intention of this Plan is to support business development that will benefit the overall community and facilitate employment opportunities for those who wish to live within it.'

The above application will not benefit the overall community and will facilitate minimal employment opportunities.

'Overall, the islands' visitor numbers are considered to be at about an appropriate level in the peak months. The emphasis within the industry is therefore on improving the availability of high quality accommodation and raising the value of the tourism product.'

The application may well result in high quality accommodation and raise the value of

the tourism product but to the detriment of the surrounding residents.

The Local Plan states that in the event that a planning application for a new hotel on St Mary's is submitted, the Council will look at the case for and against such a proposal, taking full account of the economic, environmental, social and infrastructure implications. I urge the Council to do the same for this application. It may not be a hotel in question but it is a 12-person property in the middle of a residential area where separation distances are minimal.

3) There is likely to be an adverse effect on the residential amenity of neighbours due to the noise levels generated by up to 12 people. Two sets of French doors open onto the terrace/decking which is located only a few metres from the properties at the top of Rams Valley and Branksea Close.

I advertise my B&B as being in a quiet location and my guests frequently comment on how peaceful it is. I am very concerned that noise from rowdy guests only a few metres away will seriously affect my business.

4) This application constitutes over-development of the site, with a resultant loss of trees and vegetation affecting the whole character of the neighbourhood.

5) There is no provision for parking. Mobility impaired residents are likely to require golf buggies, thus exacerbating the parking situation in Church Road which has recently become unsafe and unsightly with vehicles parking half on the pavement on the far side of the road.

6) The loss of existing views from neighbouring properties, particularly in Branksea Close, would adversely affect the residential amenity of neighbours.

7) Whilst the single-storey northern end of the proposed property reduces its impact on Men-a-Vaur, the two storey element will be overbearing, particularly for Mr & Mrs Smirke in Castinicks.

I, therefore, urge you to reject this application.

Yours faithfully

Elizabeth Lourensz

Nundeeps, Rams Valley