

Beggars Roost  
Buzza Road  
St Mary's  
Isles of Scilly  
20<sup>th</sup> May 2019

Planning Department  
Council of the Isles of Scilly  
Town Hall  
The Parade  
St. Mary's  
Isles of Scilly  
TR21 0LW

**Application: P/19/020 Garage, Buzza Road, Hugh Town**

I should like to object to this application on behalf of my father, Ken Peay and myself, on the following grounds.

1. The applicant put in a planning application on the site in 2016 for a one bedroom property. This was rejected by the Council (P/16/129) on the 25<sup>th</sup> January 2017 on two bases (a) *'The proposal would result in overdevelopment of the site and by virtue of its scale and massing, would appear unacceptably overbearing and dominant when viewed from Penventon, Monaveen and Domremy'* (b) *'The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed'*.

In its current pre-application advice the Council noted the need for 'resolution of scale, mass and amenity impacts'.

I am accordingly at a complete loss to understand why the applicant has now submitted plans for a larger three bedroom property. Nor do I understand why he failed to explore with us an alternative solution to his housing needs, suggesting his only interest is in developing this site. The applicant may now have acquired more land, but this is merely the transfer of garden land from an adjoining property. This transfer of ownership makes no difference whatsoever to the positioning of the proposed house or to its overbearing nature; an overbearing nature which is enhanced by the current plans. This reflects a curious lack of sensitivity to the quality of the lives of those amongst whom the applicant wishes to live. But most critically, it is clear that all of the Council's previous reasons for rejecting the development remain compelling.

2. Our objections in my previous letter of 29<sup>th</sup> December 2016 remain valid, and I reiterate them. In essence these related to the erosion of the character of the area and everything that has been done to enhance its sense of openness and light, including work by the Council; the impact on the enjoyment of day-trippers and our own visitors; and anxieties

about access, including access up Buzza Road. Indeed, the submitted plans appear to include a narrowing of Buzza Road outside Monaveen.

3. In the application it is stated (section 12) that there are no issues relating to Biodiversity and Geological Conservation. It is, moreover, notable that the applicant refers to the existing structure as a Garage rather than a Boatshed. I would like to draw his attention, and that of the Council, to the existence of hedgehogs. This may seem like a minor matter in the context of what are manifestly major objections relating to the quality of the environment for the neighbouring properties. But I would simply like it noted that we have photographic evidence of baby hedgehogs in our garden at Beggars Roost adjacent/near to the proposed development. Hedgehogs are a Biodiversity Action Plan priority species and partially legally protected. An adequate ecological survey in these contexts is advisable.

With kind regards

Dr Jill Peay and Mr Ken Peay