

The Chaplaincy
Church Road
St. Mary's
ISLES OF SCILLY
TR21 ONA

15th October 2019

Planning Department
Isles of Scilly Council
St. Mary's
Isles of Scilly
TR21 0LW

Dear Sir or Madam,

Planning Applications P/19/044 and P/19/050

We write as the owners of 5 Harbour View Mansions, the second floor flat immediately adjacent to the second floor of the proposed development which we have run as a furnished holiday let for the past three seasons. We wish to register our concern at the inevitable disruption to our business should the proposed scheme be permitted and the construction take place during the summer season. It is only a short time ago since the previous Park View development, during which we understand that construction vehicles were parked and supplies stored on our forecourt without permission and in breach of the terms of our shared freehold agreement, and the noise levels due to the construction work had a significant impact on those living in our apartment. We have a number of smaller points to make about the plan, but our chief concern is not the proposed development in itself but the extreme effect that the construction process would have on our business and that of the other flats should it be permitted during the summer season.

Having read the submission by the applicants and their agents, there is much in the development which we would want to commend, including the proposed design and materials, and the aesthetic improvement from 'filling in the gap' between our property and the Scillonian Club. There is no uniform style that characterises the existing properties, and we consider that the proposed development is likely to enhance rather than detract from the appearance of what is already there. We are confident that the new build will not affect the views from our property either towards the harbour or the town, and commend the care that has been taken to minimise the effect to the side of our property and in particular to our bathroom which would face the stairwell of the new development.

We would, however, echo the points by Mr and Mrs Dominey (Flat 3) in their submission to you concerning access to the drains and the siting of TV receivers.

We are also concerned about the significant loss of natural light to our bathroom. The planning application mentions that such an effect is likely to be minimal, except perhaps to our particular flat, but in fact we do receive direct sunlight for several hours each morning, especially during the summer months, and the introduction of a new building (Section C) a few metres away facing the bathroom, as well as the beachside development (Sections A and B) to the left of our bathroom

window, will when taken together significantly reduce the amount of natural light and direct sunlight available to us and our guests.

We are also unsure as to the effect of the second floor cloakroom of the proposed development with a window opening in the wall at right angles to our bathroom window, both in terms of privacy and noise disruption.

We are unclear whether Section A is to be affixed to our building (with the implications for increased noise disruption during construction), or if a tiny gap between our two buildings is proposed, in which case we do not see how we would be able to gain access to that part of our exterior wall for maintenance. We would be grateful for clarification as to what is proposed, as we do not think the existing plans are sufficiently clear as to this point.

We would also seek clarification about the status of the access through our forecourt into the yard of Park View. Our understanding is that such access is limited to pedestrian usage through the designated walkway at the furthest side of the forecourt. We are also unsure as to whether this existing concession to the residents of Park View can be extended to include those accessing a second building within its grounds without an additional discussion having taken place, in the light of the likely increased usage of our forecourt for this purpose.

To return finally to our initial concerns, and from the experience of the noise levels and disruption from the last building works, bearing in mind the small area available to the contractors, the extreme proximity of the work to our apartment, and the multiplication of the noise echoing around the tiny courtyard between tall buildings, we wish to state again that while we do not wish to object to the development in principle (save for the above minor considerations), we strongly object to major building work taking place during the summer season, to the detriment of our business and the effect on our guests, not least those who return each year because of the peace and tranquillity that our second floor apartment offers. We hope that the Council might be sympathetic to the financial and reputational risks to our letting business, and thus to the more general effects upon Scilly's tourist industry that so emphasises the sense of tranquillity of our island living, by imposing conditions restricting the construction work to the new property to the months between October and March. We quite understand that such work is going to be noisy and disruptive whenever it occurs, but would urge that such noise and disruption should not be borne by our visitors on whom we depend for our financial wellbeing.

With best wishes,

Yours faithfully,

The Reverend Canon Perran Gay
Mrs Lorraine Gay

Owners, Flat 5, Harbour View Mansions