

Mrs L Walton
Chief Planning and Development Officer
Council of the Isles of Scilly
Town Hall
St. Mary's

27th October 2019

Dear Lisa,

We very much appreciate to opportunity to respond to the recent letters (PL-19-062 LTR REP King & Scott) concerning our planning application P/19/062/FUL for Longstone Lodge and Cafe.

We are disappointed that our neighbouring tenants felt unable to approach us directly regarding some of the points raised which could have given us the opportunity to explain, show and possibly even solve together at an earlier date.

We would like to group the points raised into headings to enable a clear response as follows:

1. Water Provision
2. Accessibility
3. Building Design

Water Provision

Prior to the construction of Longstone Lodge liaison with the Council's Water Department was very important due to the restricted mains water provision to site. Following the guidance of this department an oversize break tank (10,000 litres) was installed to ensure that stress on the water mains was reduced as much as possible. We also elected to include 2x 2900 litre rainwater harvesting tanks into our build, as well as other water saving measures including shower reducing heads, low flow cisterns, off site laundry services, to further assist in water provision on site. Please see image of: break tank and 1x rainwater harvesting tank sited at the rear of the Cafe building, over page for reference.

It has now come to our attention that the feed of the break tank is possibly affecting pressure in the area. To combat this we are in process of discussing options with the Water Department and, with their advice, propose to install a water feed timer on this break tank to ensure water is only taken from the mains water during night time hours to reduce further any possible toll on the supply.





As previously mentioned this fresh water storage tank size is more than capable of servicing the hostel accommodation. Currently when the accommodation is at full capacity, using the Environment Agency figures for the national average of daily water use per person of 150 litres, we should be using 3,750 litres per day, our average use is approximately 2,000 litres per day which also includes the Café consumption (NB. some fluctuation in capacity levels through the season). It can therefore be seen that the 10,000 litres water held onsite is easily capable of supporting the 8 extra guests that the proposed development would accommodate.

Accessibility

The access road to Longstone Lodge is unmade from Longstone Terrace to the property, and to the two neighbouring properties. This road, as part of Duchy of Cornwall leases, is the joint responsibility of the 3 tenants, including ourselves. During the summer months our business is the main user of this access road via mainly commercial vehicles, where guests themselves are mostly travelling by foot but also encouraged to take advantage of the installed bicycle racks and/or electric buggy charging point. In the winter months, when most degradation occurs, use is mainly by towing farm vehicles supporting a major tourism event (World Pilot Gig Championships; 100+ gigs, usually 4x trips per gig). Both activities are vital to the tourism economy of the islands and therefore the

LONGSTONE LODGE & CAFÉ LTD, LONGSTONE, ST. MARY'S, ISLES OF SCILLY TR21 0NW
Telephone: 01720 422410 | Email: longstonelodge@yahoo.com | Company Number: 10335765



European Union
European Regional
Development Fund

access road is important to continue to offer passage. We have solely resurfaced the road regularly since taking on the property, undertaking this activity 4 times this year alone, the last being this month. In the future we would hope, in agreement with applicable parties, to investigate the option of a more permanent surface, however due to the length of the unmade section to our property (approx. 250 metres) this will incur a high level of cost and currently we are unable to finance this investment alone.

With regards to fire service access; the overhanging hedgerows have been trimmed over the last fortnight by the applicable farm tenant (as is at least annually undertaken). In conversation with a representative from the local fire service they have stated that they are fully equipped to attend any property on the islands and adjust each fire plan to suit the situation in hand, and therefore there is no concern regarding access to our property. It is understood that the closest fire hydrant is situated at Parting Carn, and this has an impact on all the business and residential properties in the area in the event of a property fire. Personally we do have the added security of a high quality fire alarm system and that our large water storage tanks would assist with fire fighting provision if ever required.

Building Design

Longstone Lodge was built on the existing concrete base and footprint of the twin farm sheds (previous museum), as agreed in our original planning permission. Yes, as this is a single building rather than two, the apex of the roof is higher than the previously sited dual buildings. The current planning proposal will not increase the height of this roof. However, it should be noted that this build cannot be viewed in it's entirety from any residential building on the islands. Windows proposed in this planning permission will therefore not overlook any residential areas.

We thank you for your time and consideration of the above points.

Yours sincerely

redacted

Amy Jenkins, Colin Jenkins and Suzy Hiron

