

27th July 2020

FAO: Lisa Walton
Senior Officer Planning and Development Management
Planning Department
Town Hall
St Mary's
TR21 0LW

Re: Planning Reference P/20/048/FUL – Men-a-Vaur, Church Road

Dear Mrs Walton,

I see the plan for a building in the garden of Men-a-Vaur have been re-submitted in modified form. Our objections to such a development have not been modified by the new look offering. The submission has been revised to account for the conditions for refusal of the previous plans, including the appeal. With luck they will not be adequate to overcome the conditions for refusal.

The access to the proposed property is now via the communal area of Branksea Close. Is the Close a public highway in a sense that this is an acceptable right of access? Even if it is a permitted access the issue still remains regarding access for emergency vehicles not being possible. When we lived in Branksea Close more than twenty years ago the Planning Officer at the time was a neighbour for a while and was very definite that Branksea Close wouldn't be permitted as a development even then on account of no emergency service access. The application makes a play of the dustcart and post van in the access road. They are not the width of a fire appliance. A comparison might be worthwhile.

As mentioned in our previous objections, the access arrangements make it clear that this property will eventually be sold off. Indeed, if passed, I suspect that an application to modify/extend would follow relatively soon afterwards and then division into flats for selling off.

The tradition of using back gardens for development in Hugh Town has been extensively and frequently unattractively carried on down the years, and while possibly saving pressure for development on other areas it is not a desirable thing in general and this particular option would be a step towards ghetto status for a reasonably pleasant part of the town.

I am re-submitting our previous letters of objection for good measure in view of the fact that I feel that the observations expressed there are still almost entirely applicable to the new planning submission.

Yours sincerely,

S M and OA Hicks