



For the attention of the Planning Department, Council of the Isles of Scilly

Dear Sir/Madam,

Re: Planning Application Number: P/20/048, Men-a-Vaur, Church Road, St. Mary's, Isles of Scilly, TR21 0NA

It is with disappointment that we heard of yet another planning application for this garden at the end of Branksea Close.

We strongly object to any building in this lovely garden adjacent to Branksea Close and would like to raise the following concerns:

- Residents at Branksea Close are already aware that the sewerage drainage cannot cope with the amount of properties to which it serves. The Operational Services Team from the Council have to frequently rod the drains at the end of the close. It is undeniable that any development in this area will place further pressure on the antiquated infrastructure.
- The pathway into Branksea Close is broken and uneven, people who use wheelchairs who access the Close have reported how uncomfortable and difficult this path is to access. Further footfall on this path, let alone the building works, would suffer greater damage.
- We are unclear as to how access to the building site would be provided - access up the lane to Branksea Close is narrow and any use of this for building work would severely limit safe pedestrian access to Branksea Close. Alternatively, access via Rams Valley would require consent of the owners of Rams Valley.
- Branksea Close is a quiet family residential area; children living at the close enjoy the quiet freedom of playing within an area that is off-road and away from public view. Sharing access with a non-residential property would take away from this atmosphere.
- Whilst any attempt to make Scilly more accessible to disabled people is to be applauded, I would echo previous representations made that suggest that the geography of the islands and the existing pavements, highways, and amenities are extremely difficult for disabled people to enjoy. Sadly Scilly is an unlikely holiday destination for disabled people - there are disabled islanders who have been forced to move away because their needs cannot be met here. As had been argued, there are already a number of disabled access rooms and accommodation on the islands, and as such, whilst the idea does seek to offer a diversification of existing holiday homes in the hope of securing planning consent, one imagines that in reality if such a property was built, the vast majority of the time it would be used as a holiday home for able-bodied holiday makers - providing yet more self-catering accommodation.
- Like Men A Vaur has been in the past, the proposed let would then be open to be used as staff housing (mainland contractors etc.) in the winter which will further add to the parking issues on Church Road and may create noise disturbance as was suffered when Men A Vaur was used as staff accommodation.
- For the family homes in Branksea Close there would be a loss of outlook. Men a Vaur's garden is the view for all householders looking North-West from the close, the fruit trees and bushes provide home to many birds, butterflies, and other insects which can be seen from the close.

- Any development in this lovely garden space is over-development. Since the building of Branksea House Flats, the houses in Branksea Close are already horribly overlooked. To allow any development in this garden will set a precedent in the area and could, in the future, encourage other houses close by with similar gardens to build in them. This would be a great shame.

Yours faithfully,

Leonie and Andrew Hicks

