

**RECEIVED**

By Lisa Walton at 5:25 pm, Sep 09, 2021

Hi Lisa,

this is my response to the three letters of representation regarding my planning application for the change of use of my barn on Lawrences Brow, St Martins.

I will address them all in one correspondence, as it is obvious from the use of similar wording, phrasing, syntax and subjects chosen to write about, that these letters were written by a cabal of three, sat around a table copying each others "homework"

I take these matters seriously, as there are serious mistruths contained within all correspondences designed deliberately, to deceive those who are not familiar with the site, or have ever made a site visit, to note these things correctly..

I enclose photographs here as evidence of these mistruths.

- The concrete shuttered barn, is indeed 84 years old, and had cracks. These cracks have now been stabilised both externally and internally. This is a very strong solid structure.
- The barn was not erected, in 1937, on sand, it has granite foundations and a 20cm concrete slab base.
- the footprint of the barn, or base has not been enlarged or altered in any way.
- The exterior shuttered concrete of the barn has not been altered in any way, save the repair of cosmetic cracks.
- The only additions to the site are a wooden shed and wooden decking. These are not “permanent structure” as one letter states, and being totally obscured by mature hedging offer no visual impact.
- There was a roof collapse, I still have the rotten ends of the roof trusses, responsible for the failure. The "good" roof trusses remaining, were used in the renovation, both structurally and for decorative purposes.
- All exterior replacements, ie barge boards, windows, doors etc, are all made from wood.
- the replacement barge boards conceal 14 nest boxes, with different sizes of pop-holes, two of which were used this season, by wrens and sparrows, and the deliberately open- ended barge board provided a house for chick rearing, for my returning Swallow family. This was noticed, without prompt, by the planning officer on her site visit, in June.



Returning swallows, and pop-holes for individual nest boxes behind barge boards

- The barn, in one letter was described as 100m from an accessible track, for emergency access, this is a malicious, deliberate untruth designed to deceive those not familiar with the site. See below a photograph taken from the opposite side of the track. **This track is 15 metres from my field gate, and barn.** This track was used by my contractor to deliver materials to the site with a tractor. This track is used often by Jonathan Smith, to service his YURT and smallholding 75 metres away, indicated on the plan. This track is accessible for all tractors, including the St Martins Fire tractor, with water Bowser, which would also use this track for any emergency at Jonathan Smith's YURT. As well as unhindered tractor and fire tender access, right up to the Barn itself, my renovated barn also has two 2,000L water tanks directly adjacent, for use in case of fire.



Photo from other side of the track, showing path to my field gate, the track is well used on a daily basis, and is accessible for all vehicles, including all emergency vehicles.

- Another Untruth that was mentioned in one letter was the non- existence of a hedge which I mentioned in my application, which obscured the majority of the site.
- ***“This development is not screened from view by pittosporum hedges”*** There has always been a pittosporum hedge bordering this field, for the 27 years or so that I have worked this land. Again this mistruth is designed to deceive. Please see below the picture of the EXISTING HEDGE, taken today, 09/09/2021



The mature 2m Pittosporum hedge, adjacent to my field gate, completely obscuring the solar shower shed and decking and partially obscuring the concrete barn.

Please note the timber, on pallet, delivered by a tractor, is some five metres from the barn, and two metres from the field gate. There is direct and ample access for all emergency vehicles. The three external entrances to the site, are also designed at 900mm, to allow wheelchair access

- The land on the plan has never been leased by Karma (Not Karmar as spelt in one letter)

It was rented by Peter Sykes, the previous hotel owner. The one Westerly field on the plan, was rented by the previous owner of the hotel Peter Sykes, and was used by myself thirty years ago, to grow vegetables for the hotel, as it had fallen into complete disuse. It was later offered to me by the Duchy 27 years ago, as the hotel had no desire to work this land.

- Bats are mentioned by this group representation. By coincidence today, at dawn, I saw my first Bat at Highertown St Martins for about five years. I do agree with the ONE point in one letter, as this was indeed approximately 400m from my Barn.
- When I made a planning application including the present barn, some years ago, a council employee at that time, employed to undertake bat surveys, asked for photographs to be submitted of the concrete shuttered barn involved in the original application. Upon seeing the photographs he stated, that he had no need to visit the site as it was highly unlikely that bats would choose to roost in such a space. He described it as too cold, too open and uninviting. Bats, when alighting, require a drop in excess of three metres to gain speed to take to the air, which is why all bat boxes must be sited at least 4m from the ground. The maximum internal height of this barn is 2.4m.
- THERE HAVE NEVER BEEN BATS IN THIS BARN IN THE 27 YEARS I HAVE RENTED IT, NOR BEFORE I TOOK IT ON. NOR WOULD THERE BE IF IT WERE TO BE ABANDONED.

I have a bat box on the gable end of my home, Ganilly. That box is 4m from the ground.

- I am not required to provide private financial business information, to support my planning application. I have however submitted a list of produce, previously and currently grown, the information of past part time help I have had, and the many Island and mainland businesses that this land has either directly, or indirectly been supplied by my other related, former businesses, namely St Martins Bakery and The Seven stones pub.

I believe I have covered the points raised in these representations succinctly.

As I previously mentioned, the serious side of these representations that really do concern me, are also that should concern the planning committee, and the elected council members, namely the blatant mistruths, and false information submitted maliciously, to deceive those with scant knowledge of this site, with the nefarious purpose of unseating this application, by default.

This application and development provides a noble conversion of a redundant, tired barn into a working and purposed, off-grid accommodation of quality style and longevity, an independent building, which will bring added value to the people who work the land of St Martins, today, and into the future.

Toby Tobin-Dougan

