



4<sup>th</sup> Sept 2021

Dear Planning Officer,

**Planning Application P/21/045/COU Land At Lawrence's Brow Churchtown St  
Martin's Isles Of Scilly**



We are writing to object to the retrospective planning application listed above.

We are objecting on the grounds of the visual impact of the development on the landscape, poor evidence of a business need and the precedent being set of providing accommodation on agricultural land that isn't a farm tenancy.

In 2017, the applicant put in an application for a yurt on this site, which would only have been a temporary structure, and it was refused primarily on the visual impact of the proposal. Although there was a shed on the site the current dwelling is now larger and has a greater visual impact on the landscape.

There is very poor evidence in the application of a business case proving the genuine need for this development, it would have been useful to have seen a business plan or the evidence to back up the claims made for this proposed business. Will the building simply be used by the applicant so he can hire out his house as a holiday let as happened at Whitsun this year?

We are concerned that if permission is given for accommodation on agricultural land that isn't a farm tenancy it sets a dangerous precedent where anyone who rents some fields from the Duchy would feel they had the right to build accommodation on their land. This could give rise to uncontrolled development that could change the nature of the island.

Policy 1 (e) protects statutorily-protected plant or animal species and the wildlife. As the existing building was erected in 1937, a bat survey should have been carried out before any

construction work was undertaken at the site. Claims made by the applicant of not seeing a bat at the site does not constitute a bat survey. Sadly, any damage to a roost would have already taken place.

The building that was erected as an agricultural store in 1937 was in a very poor state of repair, we would question whether this structure is sound enough for human habitation? There is no evidence that the shed has been occupied in living memory, it was just a shed for storing redundant equipment.

We believe another reason that that application for a yurt was turned down was on access to the site by the Fire Brigade, access to the site hasn't changed so that issue remains the same.

We hope that our comments are taken into consideration when making your decision about this application and we ask that it is turned down.

Kind regards

