

Customs House
Lower Strand
St. Mary's
Isles of Scilly
TR21 OPS

Planning Department
Council of the Isles of Scilly
Town Hall
The Parade
St. Mary's
Isles of Scilly
TR21 OLW

30th May 2022

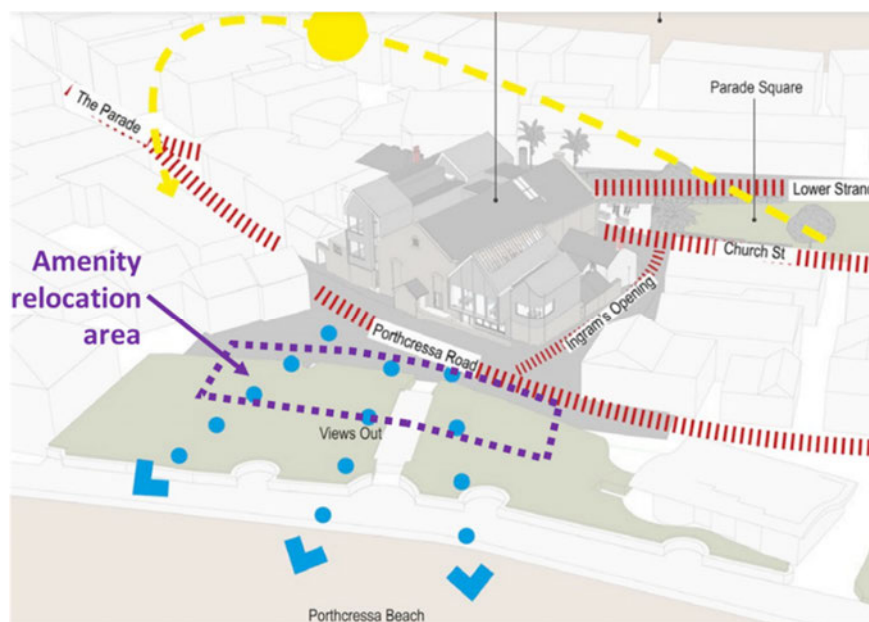
For the attention of the Planning Officer

Re: Planning application: P/22/033/COU

Dear Sir/Madam,

We are writing regarding the Council's planning application P/22/033/COU to redevelop the existing Town Hall buildings. We are delighted by the aspiration illustrated in the documentation and we are sure that this will become a significant asset to the islands.

However, we do have a concern that does not appear to have been mentioned or addressed in the application documentation. We notice that the footprint of new build will take up the space currently being used for recycling bins and fast-food vans.



Given the quality of the design presented, it would be a lost opportunity to not deal with the problem of fast-food outlets by creating a high-quality fixed development at the existing location, perhaps by cutting into the sand bank (as marked in purple "Amenity relocation area"), in the same manner as the public toilets nearby.

Such an amenity could be designed to be visually attractive and have seating areas, protected from the off-shore wind and enhancing the area and the Town Hall development. This would be consistent with the Council's (2006) Isles of Scilly Design Guide.

Unfortunately, although we do not see any new application posted regarding temporary or permanent relocation of these fast-food amenities, we understand that, once again, Lower Strand and Holgates Green is being considered, as it was in 2017 (under P/17/054).

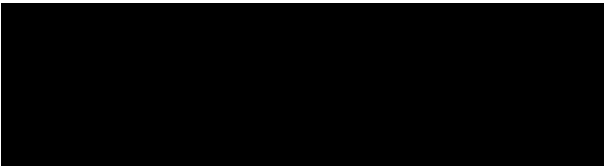
We attach a letter of objection sent to yourselves on 24th July 2017. We still have the same concerns today as we did then, primarily:

- Public safety if the amenities are on the road-side;
- Contravention of Local Plan, Policy 1;
- Contravention of the Isles of Scilly Design Guide;
- Impact on residents and visitors with respect to smell, noise, congestion and rubbish; and
- Unfair impact on existing local business and food outlets.

If fast-food vans are to be temporarily relocated, these issues flagged still apply and we would suggest other locations such as the Carn Thomas school sites or adjacent to the Porthcressa petrol pumps.

With respect to Town Hall planning application P/22/033/COU, we reiterate that Council appear to be missing a great opportunity to improve the urban realm and solve a long-standing issue with respect to food offerings to visitors and residents alike.

Yours Sincerely



Mr Paul Groves & Mrs Carrie Groves

Enclosed: Copy of Letter of objection to P/17/054

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RECEIVED BY THE
PLANNING DEPARTMENT
25 JUL 2017

24th July 2017

For the attention of the Planning Officer
Re: Planning Application P/17/054

Lisa Walton

Dear Sir/Madam,

I am writing regarding the Council's planning application P/17/054 to provide a fixed trading site for use by mobile food and beverage businesses at Lower Strand.

My comments concerning safety considerations are as follows:

- I am concerned that using this location will create a situation that is fundamentally unsafe. Pedestrians walking along The Strand will have the option of using the landward side of the road, where the pavement is extremely narrow, or else on the seaward side on the pavement between the existing wall and the proposed facility.

On the seaward side, the pavement may well be congested and, as noted in the Application, will have a power cable with non-slip/trip cover running transversely across the pavement. When one considers that pedestrians, particularly the elderly and people with disability, when trying to negotiate this constrained and probably congested location will also have to avoid tripping on a hazard that could be obscured by the congestion of pedestrians and facility customers, then this could be an *"accident waiting to happen"*. This site location is clearly inappropriate.

- The siting and size of the plot are significant. The plot will occupy just less than half of the road width. This is clearly a reduction in road capacity and a congestion risk.

The length of the bus stop provision would be reduced and buses trying to turn into the bus stop bay, around the trading facility, may find this extremely difficult due to turning-circle and vehicle wheel base length/end-throw and may need to resort to stopping in the roadway or else partially protruding into roadway. This is a safety risk.

In conclusion, I believe that no fixed trading site should be sited on the roadway or adjacent pavement.

My comments concerning development considerations are as follows:

- Any trading facility that occupies this site will create a loss of visual quality to the surrounding urban context, which includes listed Grade II buildings from all aspects. In fact, this would be true of the whole of the Holgates Green area. It would partially obscure the unique Catholic church and neighbouring buildings from the sea-shore.

Therefore, this planning application is not consistent with the various planning constraints as set out in the Local Plan (eg Policy 1 that *"development proposals"* must *"preserve or enhance"* the characteristics of the area). Specifically, it is noted that in HES Report No. 2003R031 (2003)

[Cornwall and Scilly Urban Survey, Historic characterisation for regeneration, Hugh Town], referenced in the Local Plan, that this area is described as:

3. Town Beach, Thoroughfare and the Strand

An important visual 'gateway' to Hugh Town for arrivals by sea, this is the town's historic working foreshore and related areas. Buildings and sites associated with maritime activity are set around a spectacular curving beach.

Therefore, it is already identified by the Council that the visual quality of The Strand and Holgates Green correspond with the primary reasons for visitors to come to the Isles of Scilly.

- The side-effects of a fixed trading site on the roadside at Holgates Green (noise, odours, congestion and rubbish control issues) means a deterioration in visitor experience and will have a particular effect on local residents and guests alike.
- The loss of a parking space means less amenity for residents and local business operators.
- The success of tourism business to the Isles of Scilly derives from the beauty of the environment and the quality of the public realm, including those at this site location. In fact, these sentiments are echoed in the Council's (2006) Isles of Scilly Design Guide, wherein location character (including sounds and smells), public realm quality (including public places, squares and parks) and economic sustainability are rightly linked. This planning application will cause damage to the public realm quality and have impacts on visitor perceptions of St. Marys.

In conclusion, I believe that the standing planning obligations dictate that any new facility should be fully designed and implemented to preserve or enhance the local environment and this is more particularly the case at this location, which is well known to be attractive to visitors. This application clearly does not meet this requirement.

My comments concerning the nature of the proposed food and beverage fixed trading facility are as follows:

- The Supporting Statement says that "*Traders would have to provide suitable working conditions which would include the use of appropriate extraction to mitigate smells.*" However, this is clearly not practically achievable. The site is closely surrounded by a number of three storey residential buildings, some within a few metres of the site. Surely the use of high powered extraction plant and a tall chimney would be deemed unacceptable from a noise and visual impact perspective.

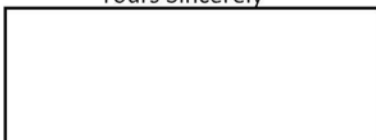
In any case, none of these measures would protect against impact of penetrating odours to the surrounding buildings. This impact to residents and visiting guests is unacceptable.

- It is my view that any fixed trading facility placed immediately in front of a church door is rather demeaning and would reflect poorly on the community as a whole.
- Holgates Green is already well served by food and beverage outlets and there seems to be no need for this new trading site.

I understand the need to provide a greater range of eating out options in St. Marys and I particularly welcome new businesses that offer quality dining that reflect the aspirations of the Local Plan and the Design Guide.

Take-away/fast food options are important and it seems to me far more sensible that any new fixed trading sites are integrated into the location already in use behind the Town Hall, where there is clear opportunity to rearrange existing facilities.

Yours Sincerely



Paul Groves