

Dear Ms Walton

4th September 2022

Planning Application P/22/056/COU

I am writing to express my concerns and objections to Planning Application P/22/056/COU for a Change of Use of land for the siting of a mobile hot food takeaway unit and Land Rover on Holgate's Green, Lower Strand.

Having examined the Council's Development Plan I note that this proposed change of use goes against the local policy SS4(3)(4), where Holgate's Green is designated as a site of recreation and classified as RE3 on the Policies Map (section 10)

In order for this change to be approved the applicants must demonstrate that the site is no longer needed by the Community or that it can be replicated and be accessibly located to the Community elsewhere and be at least of equivalent standard (see page 101). Nowhere in the application can I see this being addressed.

Since this application seeks an approval that is in conflict with and a departure from the Statutory Development Plan it should be dealt with at Full Council and not be delegated to Council Officers for a decision.

This raises the question of whether the resolution made at the Licensing Committee on 27th January 2022 (LIC4/22) to include Holgate's Green west (Scillonian Club end) in "consent" streets (appendix B) is flawed, in that it is in conflict with the Statutory Development Plan and therefore should have been a matter for Full Council.

The inclusion of the term "the western end of Holgate's Green" in Appendix B is vague and does not define the designated area, nor does it identify how access to the site will be achieved by vehicles and be in compliance with Highway's Legislation and existing Traffic Orders.

We understood from Council Officers that a retrospective Planning Application was to be submitted from the date (13th August 2022) trading was allowed by the Council but this Application seeks a change of use from March 2023. Use of the site and trading is already taking place, without Planning Consent, and will probably continue until October 2022. How will this be rectified?

There are very few recreational areas in Hugh Town for the Community and Visitors and these should be protected, as outlined in the Local Plan, and enhanced by the Council rather than being diminished by becoming trading areas.

The Islands are designated a Conservation Area and street trading does nothing to enhance that designation particularly in residential areas and where listed building are situated. The

Council should rethink this policy. If street trading has to take place it should be confined to sites away from residential properties.

Yours faithfully

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