

**Liv Rickman**

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**From:** Planning (Isles of Scilly)  
**Subject:** FW: Planning Application Representation P/24/028/FUL

-----Original Message-----

From: Roy Knight <PROVIDED>  
Sent: 01 July 2024 14:58  
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>  
Subject: Planning Application Representation P/24/028/FUL

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Name: Roy & Barbara Knight  
Address: Porthmellon Cottage, St Mary's, Isles of Scilly  
Representation:

Dear Sirs

We are writing in respect of the above application for the site at the ex secondary school on St Mary's which is virtually adjacent to our property.

Following our meeting with Lisa Walton last month when we had the opportunity to look at the proposed plans which did raise some concerns for us we wish to make the following comments below.

1. The density of the number of units proposed for this small site is excessive and is out of keeping with the general building heights in the area as some of them are three storey and situated on top of a prominent hill in full view of St Mary's harbour.
  2. Consequently parking will be a major problem as this is the main road into town and some of the buildings on the site will also be immediately next to the road which is the main thoroughfare into town with a steep gradient and limited visibility and is generally unsuitable to on street parking. The speed limit for Telegraph Road is not restricted from the national level and when approaching this steep hill vehicles already travel at excessive speed to get up the hill. It is particularly dangerous at school times with many children walking in the vicinity.
- The plans show very little parking provisions on site and one can imagine for the number of units there would regularly be in excess of 27 vehicles and they would then overflow onto the main road.
3. There are definitely bats in the immediate area of the site and we witness them regularly going in this direction towards the current fauna and we would ask if a full bat survey has been undertaken to protect them?
  4. Due to the location of our cottage close to the site boundary we are very concerned about the noise and dust during construction which will not be easy due to the granite rock on which it stands and we have first hand experience of this when our extension was built a few years back as our builder had lots of difficulties to overcome with solid granite rock.
  5. As this is a residential area already a prolonged construction will be very disturbing and also the hours that work is allowed to be carried out should be restricted.

6. Where will all the run off water from this development go as Turnstones, Teiki and ourselves are immediately below the steep slope with Porthmellon Hall also behind us and immediately next to the site?

7. Our services generally come from the direction of the site including water and again we are concerned that these could be disturbed during construction which could go on for many many months for a complex development of this size.

8. Properties immediately next to the site boundary on the plans which would be nearest to us will cause us some loss of light and sunshine (which sets in the direction of the site), it overlooks us and inevitably lead to extra noise from the locality of the development after construction.

9. We trust that the properties will be confined to local residents and not used as temporary or holiday accommodation and surely the most need is for residencies for families.

We trust that this email will be put before the planning committee later this month and all details we have mentioned are individually looked at in detail.

Yours faithfully

Roy & Barbara Knight  
Porthmellon Cottage  
TR21 0JY

Sent from my iPad