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LOWER STRAND
ST MARY'S
ISLES OF SCILLY

TR21 OPS

Chief Planning Officer
Council of the Isles of Scilly
St Marys TR21 OJD

13TH February 2014

Dear Sir

RE- PLANNING APPLICATIONS WELL CROSS YARD, ST MARYS P/14/009/FUL, P/14/010/LBC

We write as owners of 8 Lower Strand, an adjacent property, to object to the above proposed development.

The proposal for the two residential units, has no off street parking, which will result in more vehicles parking and using Well Cross, causing additional congestion in a narrow road, which is on the main bus route.

The proposed design of the dwellings, with roof lights and minimal windows, appears to create sub-standard accommodation, to the detriment of any future occupants. To attempt to compress two residential units into a small former commercial yard, appears to be bad planning, and appears to fail the 2004 Housing Health & Safety Rating System, in hazard 11, Crowding and Space, and hazard 13, Lighting.

During the years between 2001 and now, ourselves and the other Lower Strand property owners, to the north of the site (Mr T Hiron and Mr S Lewis) had approached the council with the possibility of purchasing the yard, and put forward proposals. The proposal, included improvement to the Lower Strand properties, creating rear access, and amenity space, enabling more suitable refuse arrangements. A figure of £70,000.00. was suggested, but the council insisted they did not intend to dispose of the site, yet in 2013 the council gave the site to Cornwall Rural Housing, to the financial disadvantage of the islands council tax payers.

There is a concerning principal of the council allowing development of local need residential letting development by a mainland landlord. This is financially damaging to the islands, as the rent income leaves the islands and does not circulate within the community, as would happen with local based landlords. This is a bad practice, and the council should seriously look into this issue.

In the interests of sensible planning, and protecting the islands economy, we consider the application should be refused.

Yours f

R T JAC