

King, Andrew

Subject: FW: Form submission from: Planning application: P/16/129

Sent: 29 December 2016 17:24

To: Planning

Subject: Form submission from: Planning application: P/16/129

Submitted on Thursday, 29 December, 2016 - 17:23

Full Name: Dr Jill Peay

E-Mail Address: *PROVIDED*

Your Address:

Beggars Roost

Buzza Road

Porth Cressa

St Mary's

TR21 0JQ

Representation:

Dear Mr King,

Objection to Planning Application ref: P/16/129/

Mr T Fletcher, Proposed Dwelling, Land at Porth Cressa, St. Mary's

I am writing to object to this proposed development on behalf of my parents, Ken and Audrey Peay. They have owned Beggars Roost for the last 27 years as their holiday home, renting it to holidaymakers and islanders when our family was not in occupation. Beggars Roost lies to the back and right of the proposed development (ie between Mary Dean's house and that of Denver Child) and the house currently enjoys an open outlook over Porth Cressa. Our visitors include many regulars: indeed, some have come every year for 27 years contributing to Scilly's economy. This proposed development will adversely affect our business and our visitors' appreciation of the property.

We understand why Tristan Fletcher and Jaclyn Pearson would want to build a home on Scilly, and why they might regard this as the ideal site with its spectacular views. Our view, however, is that their plans represent an inappropriate overdevelopment of the existing boatshed. We wish that we could have had the opportunity to discuss their plans with them directly, and indeed, point them towards other solutions to their housing insecurity, but they have not been in contact with us. We would be more than happy for them to approach us now to discuss these solutions.

At the moment, as one walks past the Registry office heading out in the direction of Peninnis there is a sense of open space, light and history. The traditional cottages on the front have a real charm, a charm that is not undermined by the current boatshed, 'unsightly' as it may be described. Indeed, if it is considered unkempt it is because the owners have allowed it to become so. The excellent work that has been done on the quarry, and on the gardens opposite, continues the sense of space and light; it has provided obvious amenity value as visitors walk out

to Peninnis or up the Buzza. We are very concerned that the scale of the proposed development will dominate that open aspect. Indeed, the proposed plans maximise the light and views that the applicants will enjoy from the upstairs of their proposed house, whilst eroding that of their neighbours and of visitors to Scilly – especially day trippers who regularly take the walk around Peninnis.

Had the applicants proposed a much more modest single story dwelling, suitable only for two adults, then it might have been more in keeping with the area. But even a one bedroom building would have been tight on the site. However, the current plans are simply inappropriate. The photographs submitted by Michaela and Dave Hawkins are very telling. The plans seem to take up every inch of the footprint, so there is no outside space, and no parking space. As matters stand, maintenance vehicles, regular deliveries of visitors and their luggage by Skybus, and other taxis make this corner a challenge for reversing vehicles and potentially dangerous. There are already cars regularly parked on the corner going up the Buzza. Moreover, if this overdevelopment is permitted with its resulting sense of urbanisation, it would be even harder to object to further development in the direction of Mr Child's house.

A much more appropriate use for the site would be as a proper garage (there is so little available parking in the area), or as a small workshop, or indeed, as a boatshed.

With kind regards

Jill Peay