

Walton,Lisa

Subject: RE: Planning Application P/17/054

From: Judyarcher [mailto:Provided]
Sent: 19 July 2017 11:39
To: Planning <planning@scilly.gov.uk>
Subject: Planning Application P/17/054

Dear Mrs Walton - my previous letter of concerns and objections to this planning application contained a typographical error. Can you please replace my originally emailed letter with this corrected version.

Judy Archer

Anjeric
Lower Strand
St. Mary's
Isles of Scilly
TR21 0PS

18th July 2017

Dear Mrs Walton

Planning Application P/17/054

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

Points of objection:-

1.The proposal outlined in the planning application will be detrimental to the character and appearance of the open space and beach frontage.

This is particularly relevant considering the Islands are designated a Conservation Area and an Area of Outstanding Natural

Beauty, and this particular location has a number of properties which have been given a listed buildings designation. The current Local Plan, at point 22 specifically mentions that the character and quality of the environment is defined in a suite of documents that form supplementary guidance for any development for Hugh Town (see HES Report No 2003R031 Cornwall and Scilly Urban Survey) which appears in this instance to be being ignored.

There does seem to be some conflict here between the importance the Council's Planners place on maintaining the character and appearance of the Islands to then allow it to be ruined by allowing street trading in residential areas. As a Conservation Area, planning consent is required to even change the colour of a building's paintwork, but under this proposal any colour, size or style of street equipment can be parked in front of buildings for 42 hours each week.

2. There will be a loss of outlook from the existing properties, and a sense of enclosure, due to the proximity of this food trading site to the first floor and front windows of mine and adjoining properties.

3. Odour and smell from any unit sited within this area will be within 6 metres of the frontage of mine and adjacent properties. Normally extraction stack's would be 1 metre above the top story of any adjacent property to disperse fumes. In this location we have a number of three story building behind this site, therefore, there will be no dispersal of fumes. The rooms at the front and side of the building can only be ventilated by opening the windows, and therefore any breeze will result in cooking smells pervading the room and it's furnishings. The only solution will be to keep all windows closed, which will be unacceptable to my guests and myself, particularly in late afternoon when the sun moves around to that direction.

4. There will be continuous use of extraction fans and possible refrigeration units which will generate continuous noise for 6 hours

a day, 7 days a week. A recent example of this problem was from the burger van that was sited outside the Town Hall. Holgates Green is one of the few grassed locations used by residents and visitors where they can quietly enjoy the view, watching harbour activity and watching the sunset in the evening. The character and amenity of this area will be entirely spoilt by street trading taking place.

5.The congregation of customers waiting for food to be prepared will also create additional levels of noise and disturbance including possible antisocial behaviour, for the same 6 hours a day, 7 days a week.

The adjacent bus stop and road parking will be used during the proposed hours of operation of this site and any permanent structure on the Highway will result in a narrowing of the road and may result in cars or buses mounting the pavement.

The proposed site has a fixed stone wall parallel to it (see photo 2)which will result in waiting customers congregating on the footpath and obstructing the free passage of other pedestrians, particularly the elderly and people with disabilities, forcing them onto the Highway.

The Council currently recommends that visitors should not feed the seagulls. The use of Holgates Green as a permanent eating place will exacerbate this problem, since the stallholder will not be able to serve the public and at the same time ensure that the Green is constantly kept clear of residues of food waste and litter over the trading period.

All these factors together will serve to have a detrimental effect on my property and business because my business's operational times mirror the operational times of site usage.

I therefore object to the negative and detrimental impact the proposal will have on mine and adjoining properties.

On a more general point I think that street trading is completely inappropriate in residential areas on the Islands. The Local Plan and

Council Policy over many years has been to promote "added value" to the quality of the experience that visitors enjoy when they choose to holiday on the Islands. The current policy seems to be reversing this objective to achieve a gain of only £940 plus VAT per site to the Council.

If street trading has to take place it should be confined to the Industrial Estate, or in agreement with the Duchy, to the Quay, and away from any residential properties.

Yours faithfully

Judy Archer

Sent from my iPad