

King, Andrew

Subject: FW: Boat Hire Hut at Green Bay, Bryher

Importance: Low

From: Robyn Bennett

Sent: 18 February 2018 22:45

To: Steph Wade <SWade@exmoor-nationalpark.gov.uk>

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Dear Steph

I hope that you have had a good weekend. Further to our conversation on Friday, I am writing to add further justification and explanation to our planning application.

I have applied for planning permission to change the use of the land outside our Boatyard to enable us to temporarily site a hut there during the summer tourist season. We will use the hut for the boat hire side of our business- enabling us to meet our customers at the top of the beach and get them out on the water for the day. We will use the hut to store safety equipment, take bookings and payments and meet our customers. The position at the top of the beach and to the side of the pathway means we hope to attract extra custom from people walking past. We will also be in the optimum position to ensure the safety of our customers as we will be able to watch them on the water.

We have given very careful consideration to the size of the hut and the area we wish to site it in. There is a grassy area to the side of the path which slopes up in to a bank which borders the top of the beach. This area is flanked by established vegetation. We would like to position the hut on this grassy area, ensuring that it does not encroach on to the path which runs past our Boatyard. The decked area which is on a hinge and folds down in front of the hut is designed to sit so it meets the edge of the bank.

In our original application we applied for permission for a hut which is 5m x 3m with a veranda which is 5m x 2m. After consultation with the planning department we would like to amend our application to include a hut which is 4m x 2.5m with a veranda which is 4m x 2m. The nature of our business means we appeal to large family groups and as such have many people passing in and out of our premises. We also have a large amount of safety equipment which we will need to house in the hut to ensure that it is ready for customers. If we were to make the hut any smaller it would not be fit for purpose and would be unusable.

We spent a long time deliberating the most appropriate design of hut. The fact our hut will be mounted on a trailer makes a Shepherd's Hut an obvious choice but when we thought about how we want to use it and where we want to site it we deemed it inappropriate. Our hut will be by the beach and sea and used for a boating business which led us to want to choose a design with a nautical feel. We have chosen to model our hut on a beach shack with cedar clad walls and a tin roof. We will have sliding glass fronted doors across the side of the hut which faces the sea allowing us to watch our customers on the water. There will be sliding boatshed style external timber doors. Our Boatshed, located just behind our proposed temporary site, is clad in timber and the recently converted Boat House, adjacent to our proposed temporary site is also clad in timber. Both of these buildings have external timber doors in a design similar to the one we have proposed.

We plan to store the hut at our Boatyard for the majority of the time and take it out to the top of the beach during our season when the weather allows. Our boat hire season runs from mid-April until mid-September. Our busy times are the May half term week and through July and August. We hope to have the hut at the top of the beach on a daily basis during those times, from approximately 8.30am until 6pm. Unfortunately, our business is incredibly weather dependant and there will be days when we cannot operate. On those days the hut will remain in our Boatyard.

The reason we opted to site the hut on a trailer was so that we only needed it positioned on the bank on a temporary basis. For the majority of the year the hut will be in our Boatyard and the area at the top of the beach will remain unchanged. The land is owned by the Isles of Scilly Wildlife Trust. I have liaised with them and they support our application. I have been in contact with the Duchy of Cornwall to inform them of our application and they also support it.

We have discussed our plans with all of our neighbours and are delighted to say that they are all in full support of our application. They like the style of hut and think it will sit well in our proposed location. Many of them own holiday accommodation and they can see the benefit it will have on our business and in turn be a great asset for Bryher and for their guests.

I hope that the extra information about why we need this hut for our business and why we have chosen the hut that we have means that you too will be able to support our application with a recommendation for approval.

If you require any further information please do not hesitate to get in touch. I look forward to hearing from you.

Kind regards

Robyn

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