



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

01720 424455

planning@scilly.gov.uk

Mr Chris Marsh
Evans Jones Ltd
Royal Mews
St Georges Place
Cheltenham
GL50 3PQ

13th July 2018

Dear Mr Marsh

PLANNING REFERENCE	P/18/051/FUL
DEVELOPMENT PROPOSED:	Change of use of land for the stationing of six glamping tents on a seasonal basis.
LOCATION:	Land At Karma St Martin's, Lower Town, St Martin's, Isles Of Scilly

Further to the submission of the above application I am writing to advise you that the Planning Department have a number of issues in relation to your application, which we would like you to address ahead of a formal recommendation. Following a site visit and an assessment of the submitted plans, we would like to seek the following additional information:

1. The application site is not a level site and no digging of ground works are proposed, as confirmed by your email of 13th July. In order to better understand the potential visual impact I would request that north, south, east and west scale elevation plans are provided to show how the platforms (and tents) will sit within the landscape. Without detailed plans to show how high each platform will sit relative to the existing ground level, which could vary significantly for each platform/tent, given the nature of the site it is not possible to fully assess the visual impact of the scheme.
2. It is unclear where amenity facilities will be provided (such as toilets, showers, washing and cooking facilities and any associated infrastructure to service the requirements of the self-catering tents) as none are shown within the site. This includes electricity and water supplies and foul water disposal as well as refuse disposal. I understand that the separating distances between each tent should be a minimum of 6 metres. I would request that this information is provided and the plans amended as necessary. This should include any access paths proposed for guests to connect them back to the hotel, if this is in addition to the permissive track that is already established.

In relation to the site notice then you will be aware that there is a statutory duty to display a site notice in a public place in the vicinity of the site for a minimum period of 21 days. I am not convinced that this 21 day period has commenced as there was no visible site notice when I visited the site yesterday. My colleague sent a site notice to the hotel with a note to display this in a public place for 21 days. Please

can you advise the applicant that we will be sending further site notices for them to display (from the dates specified) which should be displayed for 21 days.

I would be grateful if you could provide the additional information within 14 days of the date of this letter. If you are unable to provide this information within the timescale then please let me know and we may need to agree an extension of time on this application.

If I have not heard from you by the 27th July 2018 then I will assume you wish the application to be determined on the basis of the information submitted.

Yours sincerely



Lisa Walton

Senior Officer: Planning and Development Management