

Dean Ciaran

From: Planning (Isles of Scilly)
Subject: FW: Application number: P/18/051

From: ANNA CAWTHRAY <PROVIDED>
Sent: 02 December 2018 12:47
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Cc: Robin Browne <PROVIDED>
Subject: Application number: P/18/051

Dear Planning Officer

Ref: P/18/051 Proposed glamping tenets, Karma Hotel, St Martin's

We would like to raise our serious concerns over the proposed planning application at the Hotel. We feel that it is inappropriate in terms of scale and location and would like our objection to the scheme noted.

We feel that this proposal goes against Policy 1 of the Local Plan as it will not conserve or enhance the natural beauty of the AONB. The location of the tents is outside the existing building curtilage and would impact on the wild and rugged natural feel of that end of the island through traffic, noise and general disturbance. It would also set a dangerous precedent to allow development within previously undeveloped areas of St Martin's.

The site is completely inappropriate with regards to access. It is very worrying that in Fig 8 of the Landscape and Visual Impact appraisal there is the "opportunity to formalise existing path to provide access to tents". Having vehicular access to that development and 'upgrading' the footpaths will go against Policy 2 as it will not conserve or enhance the landscape. The character of that part of the island will change for the worse. The Hotel already generates a lot of traffic on the island this proposal will only add to this and most worryingly take the traffic away from the roads and into previously unspoilt parts of the island.

We have great concerns over the infrastructure required for this development. More guests at peak season will put additional strain on the water supplies, does the Hotel have adequate water resources? The summer of 2018 highlighted how vulnerable all the water supplies are on the islands. Taking water to the camping area in plastic bottles is not a sustainable way of servicing holiday accommodation. We also have concerns over the disposal of sewage and waste water. It is common knowledge on the island that existing biodisc struggles to perform with existing levels of occupancy. Given that the plant discharges into Tean Sound, which is designated as a Marine Conservation Zone, any additional waste requiring treatment would have a detrimental impact on an MCZ.

The new Local Plan will include a policy for protecting the Dark Skies of the island. The scale and location of this development will inevitably create light pollution particularly given its elevated location. Dark Skies are a precious resource that need to be protected and are easily lost.

The proposal will not extend the shoulder period of the tourist season. Has the Hotel demonstrated that it has at full occupancy at these times? If the Hotel isn't full early and late season, why would people choose to camp? St Martin's has always had under occupancy for the shoulder period so there is no shortage of accommodation at these times. The Hotel is only

opening on 10th April this year, which doesn't demonstrate a commitment to extending the early shoulder period.

We also have concerns that if this glamping proposal is passed how long will it be until tents become chalets? This has already happened on St Mary's with the Peninnis Farm development, which may have been right for St Mary's, but would be completely wrong for St Martin's.

It is always difficult to find the balance between attracting visitors and destroying what visitors come to the islands for. The St Martin's Island Group has already had its members report to them that their visitors are choosing not to return to St Martin's as it has become too busy with too much traffic. If this proposal goes ahead it will encroach on and destroy part of main thing that people come to St Martin's for, it's peace and tranquillity, as well as going against local planning policies.

We hope that you will take our concerns into consideration when assessing this application.

Yours sincerely

Anna & Robin Browne