

Dean Ciaran

From: Planning (Isles of Scilly)
Subject: FW: Karma planning application P18/051

From: Emily Crees <PROVIDED>
Sent: 03 December 2018 16:45
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Subject: Karma planning application P18/051

To the members of the planning committee

We are writing to express our reservations and concerns about the application made by Karma for six glamping tents on the hill directly behind the hotel and bordering our family home and garden.

As owners of a predominantly visitor reliant business on the island we can understand the desire to diversify and offer visitors greater choice and increase the islands capacity for more guests, however, as visitors to the island of St Martin's before becoming residents we can honestly say one of the most special and attractive qualities about this island, and the Isles of Scilly as a whole, is its combination of tradition and tranquillity. Any future development on the island and specifically at the hotel should be to improve current facilities in the existing buildings and direct resources and focus efforts towards tempting visitors to the island in the shoulder seasons, not create capacity for more guests at the peak season when pressure on the island is already strained.

The whole of the islands are an Area of Outstanding Natural Beauty (AONB) and a Conservation Area which The Isles of Scilly Local Plan provides comprehensive guidelines regarding planning, some of which this planning application doesn't appear to take into consideration.

Under **Policy 1** concerning Environmental Protection, any project needs to conserve or enhance the natural beauty, wildlife and cultural heritage of the ANOB, protect the unspoilt character and good appearance of the Heritage Coast, and preserve nationally important archaeological remains and their settings.

The site under consideration is located at the northern end of the island along an elevated ridgeline, identified as an 'Important Skyline' within the Isles of Scilly Conservation Area Character Statement Supplementary Planning Document (Figure 15 Significant Views and Vistas from St Martin's). This important skyline can therefore be considered to be visually sensitive and should be protected from inappropriate development that would disrupt its currently undeveloped character.

Will & Morag Hensleigh phrased it perfectly; *The encroachment of development upon the 'back' of the island stands alone as reason enough not to allow this planning through. Once this line has been crossed it will be impossible to redefine...* Any development on the 'back' of the island will spoil the character, natural beauty; upset the wildlife and nationally important archaeological remains and their settings.

As Rob Davis stated in his objection *'lighting within a canvas structure turns it into a lantern with a huge surface area'*. COSMOS (Community Observatory St Martin's on Scilly) is a group of amateur astronomers building a community observatory to enable islanders and visitors to fully appreciate our unpolluted dark skies. Any development on the Northern rugged wild side of the island creating light pollution will spoil the very thing this island community group are trying to promote.

A major concern of ours is the disposal of effluent waste from the bathroom huts when the hotels current system and bio-disk has not been functioning properly. Anything that threatens the fragile balance of our Heritage Coast

and the natural equilibrium of the seas around us needs to be tackled first and foremost before over loading the current system.

Policy 2 concerning Sustainable Development requires development proposals to contribute to the sustainability of the islands through conserving or enhancing the landscape, coastline, seascape and existing buildings.

Tents are not of a local character in design and not made from local or natural materials. The blocks of colour of the tents, however hard they try to camouflage will negatively impact on the surrounding visual landscape.

Placing tents on the top of an exposed hill, open to the elements straight from the Atlantic Ocean, highlights the lack of consideration to the placing of the tents. Weather is a huge part of island living, any new structure must consider its ability to withstand the extreme elements that are not just restricted to the out of season months when the proposed tents would be dismantled.

No evidence of any alternative, potentially more suitable locations have been considered for the proposed development, or a more sympathetic alternative that compliments the traditional appearance of the hotel and the surrounding landscape character, sited to integrate more clearly with the hotel complex and facilities. Or even re-configure areas of the Hotel that are currently under-utilised; the swimming pool building and the upstairs kitchen and dining room.

By introducing a domestic element to a largely semi-natural area in form and appearance will cause harm to the character of the landscape and the setting of a designated heritage asset on Tinkler's Hill thereby failing Policy 1 & 2.

Policy 4 regarding Economic Development requires any new accommodation to 'demonstrably improve the quality of the existing tourist accommodation' and be created compatible with the environment.

We are not convinced the six glamping tents will demonstrably improve the quality of the existing tourist accommodation offered by the hotel. The island already offers a wide range of existing tourist accommodation, most of which can be found on the island website www.stmartinsscilly.co.uk

On a personal non-policy note, the placing of tents 5 & 6 especially is incredibly close to our boundary. With the necessary vegetation clearance that would be required to site the bases for these tents it would interrupt an important treeline that provides not only protection from the elements for our family garden but also important visual privacy from any potential guest in the tents.

Other objections to this proposal already submitted very eloquently highlight the issues regarding access to the site, the delivery of provisions and water, waste disposal and sewage removal, and the impact of more hotel guests will have on the vehicular pressures on the single island road.

We are worried passing this planning application will set a dangerous precedent and object to the proposal. We hope the council refuse this application.

Kind regards

Dom & Emily Crees

Seven Stones Inn