

From: Rob Davis
To: [Planning \(Isles of Scilly\)](#)
Subject: Planning application: P/18/051
Date: 29 November 2018 18:48:58

To members of the planning committee,

I am writing to express my concerns regarding the Karma application for six glamping tents on the hill overlooking Tean sound. These will only increase occupancy during peak season, putting pressure on infrastructure when it is already strained.

There is a clear delineation on St Martins between the inhabited and farmed land that can be seen from the south and the wild natural land that can be seen from the north. The proposed site is clearly outside of the existing developed area. Encroachment into the areas of rugged natural beauty that attract visitors should, I feel, not be considered for development on any of the islands as it would damage the unspoilt character and appearance of the Heritage Coast.

Lighting within a canvas structure turns it into a lantern with a huge surface area which, along with any access lighting, would be visible through foliage even if maintained above ridge height. Would height and depth of screening be maintained looking forward? Would occupancy be allowed to continue if hedges were overenthusiastically trimmed in the future? I could find no mention of visual impact assessments from other Islands or from the sea. The lighting at this site would be clearly visible from Old Grimsby on Tresco and the very popular yacht anchorages to the south of Tean and from St Helens pool, both within Marine Conservation Zones. Also, sound insulation from a canvas tent is minimal and from their elevated position any noise could be heard from some distance.

Another concern is with waste management which seems to already be a challenge for Karma. The access to the site is very steep and very rough and, from what I can understand, it is their intention to transport, by quad bike, containers of human waste from the site to their existing biodisk which can currently only be accessed over the lawn to the front of the hotel where food is served or from a manhole in the courtyard behind the kitchens. The spec provided on the portable toilets is rather vague; are they chemical toilets? If so are the chemicals compatible with the operation of the biodisk? Will those chemicals then be released into Tean sound, a Marine conservation zone? The biodisk is stated to have adequate capacity WHEN OPERATING PROPERLY...

The previous management at the hotel on St Martins serviced its residents with a single small van for arrivals and departures and those with mobility concerns. The current management operates three vehicles, apparently for the limitless use of guests and staff, not just for arrivals and departures. If they have a further twenty four guests we can only assume traffic will continue to rise at a time when the number of vehicles on the roads is possibly the largest complaint heard from visitors.

Although not specifically a planning issue; the remote, non-resident, nature of Karma's senior management has resulted in a certain dislocation from the nature of these utterly unique islands. The reference in the application to the non-existent visitor parking being adequate for the extra guests being a small example. There has been a sharp rise in the quantity of traffic from the hotel, the speed and urgency of their vehicles, and loud music often heard from those vehicles. Loud music is also played periodically on the lawn from outdoor speakers. The staff, who do need to let off steam as they work long hours, are allowed to do so in the hotels storage barn in Lowertown often until the early hours. Concerns made in person to the duty Manager have fallen on deaf ears and assurances that the remains of fires, cans and bottles from staff parties would be cleared up from the beach were not honoured. The previous two owners enthusiastically encouraged respect for the island from their staff. The swimming pool has been inoperable since Karma took over and the largest room in the building, the old restaurant, is unused. If they do not use what they already have then I fear that granting a multinational company a larger footprint on these precious islands would be counter productive to the environment that our valued visitors love and respect.

Kind regards

Rob Davis

Ashvale. Lowertown, St. Martin's.

