

## Dean Ciaran

---

**From:** Planning (Isles of Scilly)  
**Subject:** FW: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

**From:** Campbell Sandy  
**Sent:** 05 July 2018 10:41  
**To:** King Andrew <Andrew.King@scilly.gov.uk>; Planning (Isles of Scilly) <planning@scilly.gov.uk>  
**Subject:** RE: P/18/051/FUL: Land at Karma St Martins, Lower Town, St Martins

Hello Andrew,  
Below is a few comments on the application from Environmental Health's perspective:

- Section 11 of the application is not completed with the relevant information for how sewerage will be dealt with under "other". Having contacted the Agent, Portaloo/Cassette style facilities familiar with camping and caravan facilities will be provided and emptied by hotel staff (including containers for grey water). The Agent will investigate and inform EH of the intended mechanism for emptying the portable facilities at the main hotel. We will ensure suitable methods are incorporated.
- The Agent has confirmed drinking water will be bottled from the current private water supply at Karma and distributed to the Glamping units.
- The usual expected space between units is 6 meters unless manufacturers' requirements state otherwise. The unit spacing requirements for fire safety should confirm the site is of an appropriate proposed size.
- A restriction could be considered within any granted permission preventing the erection of any "pup-tents" on site that may reduce the distance between units.
- The site may become subject to Camp Site Licensing in the future.

Kind regards

Sandy Campbell  
Officer: Environmental Health

Council of the Isles of Scilly, Town Hall, St Marys, isles of Scilly, TR21 0LW

**From:** [Campbell Sandy](#)  
**To:** [Chris Marsh](#)  
**Cc:** [Fire Service - Community Safety Admin](#); [King Andrew](#)  
**Subject:** RE: 13639 - Karma Hotel, St Martins  
**Date:** 06 July 2018 08:47:44  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Dear Chris,

Thank you so much for this information. I have no further concerns with the water issues. EH may approach Karma in the future about health and safety surrounding the process of emptying the foul water into the cess pool/ septic tank, but that is not relevant to the planning phase now.

In terms of fire separation, I am very concerned about the three meter proposal. The standard for such structures is 6 meters and deviation from this should be based on robust fire prevention and assessment of combustibility of the units. I will allow the fire service (CC) to make further comment on the Planning Dept on that issue. I would recommend adhering to the 6 meter spacing as camp site licensing is inevitably going to be introduced to the Islands and this a common condition. As a collaborative working Council with Cornwall Council, we are likely to adopt very similar site licence conditions and so you may want to be mindful of these at this stage. They are reasonably standard across the UK.

<https://www.cornwall.gov.uk/media/12052074/conditions-for-campsites.pdf>

Just to confirm, I have assumed that full bathing facilities are to be provided within the Karma complex?

Kind regards.

**Sandy Campbell**

Officer: Environmental Health

Council of the Isles of Scilly, Town Hall, St Marys, isles of Scilly, TR21 0LW

Direct Line: 01720 424432 | Reception 0300 1234 105

GDPR Statement: <https://bit.ly/2y3tGGS> ([www.scilly.gov.uk](http://www.scilly.gov.uk))

---

**From:** Chris Marsh <Chris.Marsh@evansjones.co.uk>  
**Sent:** 06 July 2018 08:09  
**To:** Campbell Sandy <Sandy.Campbell@scilly.gov.uk>  
**Subject:** 13639 - Karma Hotel, St Martins

Dear Sandy,

Thanks for your call yesterday. I have reviewed the specific matters raised with the client/operator and would respond as follows:

Foul water – as explained, this would be collected on site for disposal off site (at the hotel itself)

during the turnaround time between occupation. The grey water (runoff from sink and shower) is collected in a 175L waste water tank per unit. Disposal would take place at the hotel's outside drain; as the glamping operator uses only biodegradable toiletries, it is safe for disposal even where running into soakaways. Toilet waste is collected in a 5.5 gallon container that is integral to the toilet unit itself; this is then to be disposed of directly into a septic tank during turnaround periods.

Fresh water – this is to be taken from the same well source from which the hotel takes its supply. It will be tanked up at the glamping site, in 175L containers at each of the individual units. Again, these will be replenished by staff during turnover times as the average stay is 2-3 nights and thus 175L is more than adequate for a single stay. Drinking water is to be brought in in standard bottles from the hotel.

Separation distances – as shown on the proposed layout plan, the glamping units themselves will maintain a minimum separation distance of approximately 3m from one another. This has been informed by a balanced judgement on safety, privacy/amenity and landscape impacts. As the units are not restricted by utilities or topography (in terms of their physical siting), however, this can be adjusted.

I hope the above provides the clarification you seek, however should you have any outstanding questions or concerns, please do not hesitate to contact me.

Kind regards,

Chris Marsh  
Senior Planner

**DDI:** 01242 531431

**E:** [Chris.Marsh@evansjones.co.uk](mailto:Chris.Marsh@evansjones.co.uk)

Royal Mews, St Georges Place, Cheltenham, Gloucestershire, GL50 3PQ

**T:** 01242 522822 **M:** 07917 156484



Chris Marsh  
Senior Planner

**DDI:** 01242 531431

**E:** [chris.marsh@evansjones.co.uk](mailto:chris.marsh@evansjones.co.uk)

Royal Mews, St Georges Place, Cheltenham, Gloucestershire, GL50 3PQ

**T:** 01242 522822 **M:**



---

**Evans Jones Limited**

<http://www.evansjones.co.uk>

Directors: David Jones, Ian Eggleton

Company Registration number 5901609