
The Scillonian Club



Council of the Isles of Scilly
Planning Department
Town Hall
St Mary's
Isles of Scilly

26th March 2021.

Re: Planning Application P/20/044/FUL & P/20/046/LBC

Dear Sirs,

After taking advice regarding the above we have the following additional comments to make.

Certificate B in the application form in the amended full plans and listed building applications

The Local planning Authority (LPA) under section 65(5) of the Town and Country Planning Act 1990 cannot accept or 'entertain' an applicant where the applicant has failed to correctly notify where the land to be developed extends beyond land in the applicants ownership.

The Scillonian Club was not mentioned on the application form under Certificate B and was not notified by the applicant of the proposed planning development which may impact its building.

Notification of the application

Under section 65(5) of the Town and Country Planning Act 1990 the LPA is required to publish notification of proposed development usually by written communication to the neighbouring properties of the site location. The

Scillonian Club has not received written notification and we feel strongly that this was a significant oversight.

Although the amended application seeks the development of a 2 Bedroom unit the Heritage Statement still refers to a 3 bedroom unit, which is correct?

There are no plans provided in the amended submission showing whether the proposed unit is detached from, or attached to, the Scillonian Club Building. Whichever is the case, without sufficient space between the buildings, drainage of rainwater and maintenance of our guttering, which appears to overhang, the new proposed development (see front elevation drawing) will be impossible.

Chapter 16 of the NPPF requires the conservation and enhancement of the historic environment. We feel that this application harms the setting of the existing grade 2 listed building Parkview, and the grade 2 listed building in the surrounding area. Chapter 16 Paragraph 193 and 194 requires that the LPA give 'great weight' to asset conservation and potential harm to designated assets. We feel that this design fails to accord with the legislation and will harm the setting by way of the scale of the design and the materials proposed. The development will be contrary to the Local development plan policy SS 2 'Sustainable Quality Design and Place-Making.

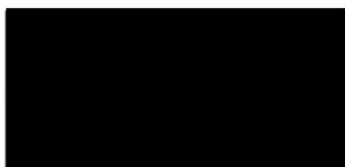
We feel strongly that the design of the internal arrangement of the courtyard will harm the amenity of the occupiers of the Harbour view flats and reduce light to the bathroom areas. The design will be overbearing and dominant and affect the privacy and outlook of the occupiers of the flats by building a development in such close proximity.

While the design and access statement suggests the owners plan to live in the development, and they have 'no current plans' to separate the Parkview and Parkview 2. We would argue that this development should be refused as speculative development, which is contrary to the Local plan policy on open market housing. The owners are currently adequately housed.

Furthermore, if the owner were to separate the dwelling the existing home at Parkview would be left with no private amenity space, outlook or views of the sea and would be over looked at the rear by Parkview 2, which may be acceptable for the current owners, but is contrary to Chapter 12 of the NPPF (Achieving well-designed places) and would not create a high standard of design for future occupiers of either building.

As representatives of the Scillonian Club we feel that the internal layout of the house will create problems of noise for the occupiers of Parkview 2. The bedrooms at first floor level will be directly next to the Lyonesse Bar, with the living and kitchen areas next to the stewards flat at second floor level. The Scillonian club has gone to great trouble and expense to acoustically insulate the building. Creating sleeping accommodation next to a private members venue and bar that can be noisy may cause issues of neighbourliness that are not of our making, and if any planning permission is approved it should be conditioned accordingly, to prevent the owners making future onerous claims against us for noise and disturbance.

Yours sincerely

A large black rectangular redaction box covering the signature of Donna Hadley.

Donna Hadley For and behalf of

The Scillonian Club Committee