

Planning Application Letter March 2021.

Re: Planning Application of Park View, 11 The Parade, TR21 OLP

PO/20/044 and PO/20/046

The management committee, formed by the owners of all the flats in Harbour View Mansions, The Thorofare, TR21 OLN, has met and would like to make the following comments.

This application does not seem to fit with The Isles of Scilly local plan with regard to restrictions on open market housing. This is the council's plan and the management committee is of the opinion that it should be upheld. This development is clearly outside the limitations of the plan as the applicants are presently living in 11 Park View.

There is a comment in the application that the building will only have a minimal impact on the amount of light entering the bathrooms of flats 1, 3, and 5. This assertion is contested as the proposed wall adjacent to these windows will only be a matter of centimetres away and the shape and proximity of the other parts of the proposed building will further reduce available light. The impact on light will be particularly noticeable on the ground floor.

There is also concern about the tiling on the walls of Harbour View. This is getting old and will need maintenance in the near future, maybe replacement in the next few years, and continuing maintenance thereafter. There will be no access to the wall from this proposed development plan which will mean water damage to the flats adjoining the building will occur. It would be reasonable to allow a space for access to the tiled area for repair/replacement and also to the gutters and wires on the wall. Mr Lester himself has commented that he has found tiles in his yard recently, demonstrating that this is a current issue.

All flats in Harbour View are currently run as businesses and 5 are rented as holiday lets for the season March to the end of October. If planning permission is granted then the management committee strongly objects to permission being granted for building work to take place during the summer season. Visitors come to the Isles of Scilly for a peaceful holiday and this would not be possible if building work was being undertaken in the neighbouring property. The nature of the business on the Isles of Scilly means that bookings are made far in advance - often up to a year - and so warning potential guests of the disruption would have to be made post booking when they would be unlikely to find alternative similar accommodation on the islands. There is every likelihood that disruption caused by this proposal will have financial implications for the flat owners. With this in mind construction work should only take place out of season. This is particularly pertinent in view of the devastating effect of COVID-19 on the season of 2020 and continuing into 2021.

Liz Dominey

Secretary, Harbour View Management Company