



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Mrs Lisa Jackson
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Email: lisa@jacksonplanning.com

12th February 2021

Dear Lisa,

**PLANNING REFERENCE
DEVELOPMENT PROPOSED:**

P/20/090/FUL

Erection of five 'micro lodges' - detached C3 use class dwelling units for restricted holiday letting (Amended Plans)

LOCATION:

Tregarthen's Hotel, Garrison Hill, Hugh Town, St Mary's, Isles of Scilly, TR21 0PP

Further to the submission of the above application I am writing to confirm that this application is to be presented to Full Council for a decision on 25th March 2021. The meeting will be streamed live on the Council's Facebook page and will commence at 09:30am. There remains no option to speak at this meeting.

I welcome the amendments to address both the Environment Agency's objection and the concerns expressed from Historic England. I note that the amendments have removed the Environment Agency's objection and I am waiting for the further response from Historic England. The re-consultation runs up to 16th February 2021 and I will update you on any further responses as necessary.

In order to inform my report I wonder if you can clarify whether the applicant can provide me with any further rationale for the development of the micro lodges? Specifically in terms of any evidence of demand for accommodation of this scale, on a self-catering basis? I note that unit 5, as amended, has less than 19 square metres of gross internal floorspace, with units 1-4 having under 22 square metres. Whilst the emerging Local Plan seeks to achieve minimum internal space standards, this does only relate to residential accommodation that it is intended to be for long-term and permanent occupation. Emerging policies do not expect all units of holiday accommodation to achieve this standard. What I do note however, is that these units appear to be self-catering and would be less than 50% of the minimum gross internal floorspace required for a 1 bedroom single storey unit for 2 people. Can I ascertain what evidence the applicant has that there is a demand for this 'micro' accommodation on Scilly?

I am also aware that many of our existing businesses seem to be successfully operating restaurants so its unclear how a shift towards becoming almost fully self-catering can sustain the restaurant side of the Tregarthens business. Regardless of this current application I would

like to understand, if possible, whether it is the applicant's intention that Tregarthens will cease offering any wider catering/hospitality or restaurant facilities? Or does the applicant expect that this shift towards self-catering to result in the loss of these existing facilities to be the outcome? A shift towards self-catering would likely result in this part of the hotel becoming unviable in the long-term and I am interested to know if this is expected or intended?

Finally the application form notes no loss of trees, but the site plan 'as existing' does not appear to show all of the existing trees on site. I wonder if you can clarify whether the development as now proposed will result in the removal of trees, which are important elements of the islands biodiversity.

The deadline for my draft report for the March meeting is the 9th March, so any response you would send through should be received, ideally by the 2nd March 2021. It's not clearly part of the submission documents and I would request that if you have not provided a Site Waste Management Plan for this application, you may wish to send one through. If the application is to be recommended for approval then it would likely be requested by condition, but I can confirm the recommendation and any pre-commencement conditions once the report has been drafted.

Yours sincerely



Lisa Walton

Senior Officer: Planning and Development Management

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