



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, St Mary's, Isles of Scilly, TR21 0LW  
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✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Mrs Carmen Stevens  
Appletree  
2 Matthews Field  
Church Road  
Hugh Town  
St Mary's  
Isles of Scilly  
TR21 0NA

Email only: [scillysunshine@gmail.com](mailto:scillysunshine@gmail.com)

11<sup>th</sup> February 2022

Dear Carmen,

**PLANNING REFERENCE** P/22/009/COU  
**DEVELOPMENT PROPOSED:** Change of use of one single (use class C3) dwelling to 3 units, including one ground floor flat (owners accommodation) and two (ancillary) self-contained flats for short let holiday accommodation, including new entrance porch to rear.  
**LOCATION:** 2 Matthews Field, Church Road, Hugh Town, St Mary's, Isles of Scilly, TR21 0NA

Further to the submission of the above application I am writing to advise you that without amendments your application is likely to be recommended for refusal.

The lawful use of 2 Matthews Field is a single 3-bedroom home. The Local Plan, adopted in March 2021, following a significant amount of public consultation, sets out at Policy WC5 (1) that proposals for new or upgraded tourism development will be permitted where they meet the specific criteria set out. More importantly part (5) of Policy WC5 specifically states that proposals for a change of use of a dwelling where an informal bed and breakfast has been operating or for any additional holiday letting accommodation within the curtilage, will not be permitted under (1), unless a certificate of lawful use has been obtained to demonstrate that the use of the property as a C1 guesthouse is lawful. In this case the proposal conflicts with Policy WC5(5) as the informal B&B use is not a lawfully operating guesthouse.

I would draw your attention to the Councillors declaration of a housing crisis and if you consider the roof space accommodation could be converted to separate residential accommodation which, as a single self-contained flat would appear to meet the minimum space standards, and assist in addressing the crisis, then the proposal could be considered acceptable subject to occupancy restrictions on its use. This would require you to revise your current application to reflect this change.

I am aware that we have previously written to you about the potential sub-division of the property (Ref: E-21-011). You confirmed that the rooms were operating on an informal B&B basis only and were not self-contained. The response to you on this was based on what elements of the policy a person would need to consider if they did need to apply to regularise activities taking place. I did draw your attention to Policy WC5 of the adopted Local Plan.

As submitted, it is not considered that the application is acceptable. If you would like to provide a response to the above issues, then this should be submitted in writing to [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) no later than 21<sup>st</sup> February. If you would like to submit revised plans, then these should be submitted as soon as possible in order to ensure sufficient time to reconsult on the amended application. If you would like to amend the plans but are not able to provide these to the planning department by the 21<sup>st</sup> February, then please email me, as soon as possible. The application is to be determined at Full Council on 17<sup>th</sup> March 2022.

Yours sincerely

**Lisa Walton** *MRTPI*  
**Chief Planning Officer**