

From: [REDACTED]  
To: [Planning \(Isles of Scilly\)](#)  
Subject: P/22/075/ROV: Tregarthen's Hotel, Garrison Hill  
Date: 14 November 2022 09:46:33  
Attachments: [2022-10-26\\_195044.pdf](#)

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Dear Andrew,

## Representation.

This should be a case study, to show how as a developer, you bamboozle those involved to achieve what you really intend.

There is the confusion over the numbering of the units. What is now 5 was 1 (P-20-090/Full) and 2910mm high. The new unit 5 (P-22-075/ROV) is 4990mm high, an increase of 2080mm. The unit 5 (P-22-023/ROV) approved was 3730mm and is 1260mm lower than what is now proposed in (P-22-075/ROV).

The original unit 1 (now 5) was lower to protect the aspect of the Garrison Walls. This was deemed as acceptable. Now it is 2080mm higher and in line with the other units. So, by a succession of non-material applications, we have returned to what the developer really wanted, but was not given. I.e., development by stealth.

When the application was made to refurbish the Staff Block, a drawing was shown (attached). It called for garden landscaping and outdoor dining terraces. Having achieved this approval, the next step was to make an application for mini lodges on the said garden. *(There is now virtually no garden at the hotel. It has been replaced by paving/gravel areas/buildings. Gardens are important for the environment).* The plans show these gravel/paved areas as grass.

Having gained approval for mini lodges, the units were then made higher except, what is now unit 5. Now another application has been made (P-22-075/ROV) to higher unit 5 again under a conflicting pretext. e.g., *"The impact on the adjacent Units 1-4 is not a concern to the Hotel, the management of the occupation unit through the Hotel staff can deal with any issues that arise."*

However, a statement is made under rationale *“Improves quality of offer to guests”* So acknowledgement is made that there could well be guest issues with proximity and presumably loss of privacy that will upset guests, but this does not appear to be an issue for the developer. Also, we believe, the changes will result in a loss of privacy for ourselves.

The application also states (*Extends the season with a unit that lets better in the shoulder season when weather is likely to be less reliable.*) As the application is partly for an outdoor terrace, how is this possible. Is the assumption that guests will sit outdoors during inclement weather?

The developer has a history of not complying with approved plans. It now appears approval can be achieved by making multiple planning applications, presumably to confuse. When the Staff Block was refurbished, there should have been no west window on the upper level. However, somehow a window was approved without any formal application. This window, although partially obscure, has meant a loss of privacy for us as many hotel guests open the said window. The Staff Block roof was shown as pitched, but then changed under an amendment to a flat roof.

It is understandable that minor details change during construction, but the latest application (P-22-075/ROV) we believe is against the principle that was established in the first application (P-20-090/Full) that the Garrisons Wall should not be obscured. However, by making further applications under minor non-material amendments, this principle appears to no longer apply. We wish for this aspect to be reconsidered.

Therefore, the agreed second application (P-22-023/ROV) should be adhered to and (P-22-075/ROV) refused on the grounds that the proposal will be detrimental to the aspect of the Garrison Walls, as was considered in the first application (P-20-090/Full).

Additionally, is an increase in floor area of 44% (developer says 34%) in the category of a minor non-material amendment?

Kind regards  
Alan and Glen Davis

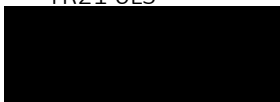
Gunners Well

The Garrison

St Mary's

Isles of Scilly

TR21 OLS





new landscaping and outdoor dining terraces