



Design & Access Statement -Island Fish, Kenython, Bryher, TR23 0PR

Proposal: This application is for a Change of Use for Island Fish Ltd

Island Fish Ltd currently has a designation that limits the use of the building for the purpose of the processing and sale of fish/shellfish only. Over the years due to demand Island Fish has established a small café side of the business with 8 tables all outdoor. In line with our existing planning constraints, we sell only fish/shellfish. Although more visible than some aspects of our business this part of our enterprise whilst important is di minimus to the main part of the business (processing of shellfish) – there are no plans alter this operational balance nor to increase the volume of tables on offer.

However like all aspects of the business its potential needs to be maximised and the needs of the customer must be met, and in this case we are continually being asked if we sell alcohol so that they, the customer can partake of a bottle of wine or a glass of beer with their shellfish meal. In order to offer this service a change of designation to a mixed-use building with café/shop is required.

To be absolutely clear the purpose behind this application is solely to be able to move forward and offer our customers the option to purchase an alcoholic drink with their shellfish meal. Island Fish will always - as the names suggests sell only locally caught fish/shellfish. We have no space for indoor seating, all our seating – 8 tables are outside and this will not/cannot change for very practical reasons (not enough staff/staff accommodation, no room for indoor seating) If this application for a change of use is successful, the next stage will be to apply to the Licensing Committee for the relevant permissions.

Supporting Information:

As stated in the Local Plan 2015 – 2030 sustaining a successful economy requires businesses to be able to evolve and adapt to new challenges and to develop new opportunities. Island Fish has shown that it is a highly successful local business – now 9 years old it has grown beyond all expectations, employing 7 people, winning national awards, investing hugely back into the local economy and now a firm favourite within the islands visitor economy. The business focuses on adding value to a traditional industry, bringing a long established Scillonian economic sector into the modern world. What we as a business are asking for with a change of use request is more scope to add value to our business by providing a service – alcohol, as requested by our customers.

A standard design and access statement would focus on many areas that are affected by a build project, however this are not necessarily applicable in this case, however there are some questions that this Change of Use request might throw up and these are answered below.

Access – Will a Change of Use that allows Island Fish to sell alcohol (if successful with the licensing committee) create a greater footfall and potential issue? The answer to this is no – the intention to

widen the scope of our offer is to add more spend per head of customer rather than bring in extra customers. Our offer is unique – people come to Island Fish because they cannot get what we offer elsewhere – the flip side of the coin is if people don't like fish/shellfish they will not come as we do not offer anything else.

Waste Management – There will be some extra waste created as a result of a successful application - however this will be small and will just be managed in the same way as tins and bottles are at present – separated and recycled and delivered weekly to Bryher Waste Management Site.

Noise – There are no plans to increase seating at Island Fish – for very good practical reasons – we cannot cope with any more front of house trade as it takes staff away from our main business income stream the processing of seafood. The opening hours of Island Fish at 9.30 – 5.30 every day of the week, however operationally we commence work at 5.00 am – this makes for very long days so there are absolutely no plans to extend the working day to support any extra trade beyond that of 5.30. Please note we only have 8 outdoor tables, three of which are two seater only. We have no indoor seating at all as we have no available space – this application will not increase or alter our capacity to offer fish/seafood to consume on the premises at all – it will just allow us to offer alcohol if successful with licensing.

Competition – whilst not a planning consideration the issue of competition is worth mentioning. Bryher has an excellent range of eating establishments all a very high standard that complement each other and bring people to the island to enjoy what is on offer. What Island Fish offers, access to locally caught shellfish with a proven provenance draws people to us because this is what they want – no one else offers this, hence competition is not an issue. Equally we have a large amount of people who do not like shellfish and so go elsewhere - what Bryher has found is that there is enough trade for everyone and the range on offer attracts more people to the island thus expanding those opportunities further.