

# TOMS HOLIDAYS



UNIQUE BEACH PROPERTIES

## History to this application

Toms Holidays has been trading at Riviere Towans for the past 70 years. We purchased the business from the Toms' family in 2006. We as a family have had chalets here over the last 100 years and through 5 generations of our family. Over the years since purchasing the business we have worked to bring the business and portfolio of properties up to date and have moved all the properties to include full linen and towels as you would expect.

Right now this can include up to 3000 items of linen a week from pillow cases to bath towels which our staff pack at an industrial unit in St Erth then bring to Riviere Towans to our office for storage and our housekeeping staff to collect and fit at the properties.

Our office was never designed for this level of storage and as the used linen is returned, it is stored outside the office in cages. This is both unsightly at the entrance to the park and a health and safety concern. The issues around unlevel ground, with heavy cages, lorries loading and unloading at the entrance, needs to be rectified.

As a result of this we have purchased the land with the plan to build a suitable building adjacent to the park to resolve this problem so it can all be dealt with safely and out of sight.

## The land.....

We purchased the land a couple of years ago with extant planning approval for a 90s style restaurant/takeaway and surrounding parking.

We then applied for a separate unit on the land tucked away in the back corner of the field for the linen storage and packing. This application

wasn't refused but wasn't favoured, as it created two buildings on the land. Under the recommendation and guidance of Mark Broomhead and our planning advisor, Sue Walters, we went back to the drawing board to create a single building to include both elements.

We employed the services of CSA architects to design this single building but rather than just an extension to the existing building, we felt the design needed to be fully updated to something suitable for 2024 and more in keeping with the surroundings. Also the existing plans included parking all the way around the building, leaving no safe or logical space to sit outside.

## What are we requesting?

Please see the table below as there are elements that we already have extant approval for and the new elements we require as Toms Holidays.

Existing	Proposed
Restaurant / Takeaway	
Car parking	
	Extension to the current planning for slightly increased restaurant space and 1000 sq ft of storage and packing space.
	Modernised 21st Century design

The reasons for the extension to the building are:

- Remove the health and safety issues around the entrance to the park (lorries)
- Remove the visual impact of the linen at the entrance to the park
- Reduce our traffic through Phillack. Currently during the season we have 3 or 4 lorry collections a week to the office

and our vans up and down 2 or 3 times a day.

- We can increase capacity creating more work and on a year round basis.
- Release space in our reception building to improve staff working conditions and allow us to provide additional services to guests and property owners and in turn would create new employment opportunities.

### Redesign

- Using more natural materials suitable for the location
- Updates to the floor plan as a standard fish and chip shop isn't required but a more diverse cafe eatery
- A design more in keeping with a low roof profile and style of the neighbouring traditional chalets.
- Reposition the building to create a safe divide between vehicle movement and outdoor seating area.

### 2021 Application PA21/02108 -

From the application in May 2021 there was an objection from Hayle Town Council. This new application is very different as it contains all elements within a single, redesigned building.

The objection references 2 policies, NE2 and ST1. With regards to NE2 and that this is an 'undeveloped coastal area', the existence of the current extant approved structure does not appear to have been noted or taken into consideration. I hope that this will be seen as already having development so we are not developing an undeveloped area. Also while the ecological survey was carried out in February this was by a qualified, recommended surveyor and to the best of our understanding the correct approach.

The statement made on the objection under the grounds of policy ST1 is not correct. We as a company wouldn't make substantial investments to purchase land and build, if it wasn't going to increase revenue for the company by creating more opportunities, work and employment.

Unfortunately, it may have been that on our first application we did not explain our intentions as clearly and fully as we should have and hope this additional information may be of help. If more information is helpful, please do not hesitate to contact us.



Existing extant approved restaurant and surrounding parking

Mark Broomhead's recommended extension to the existing building for the linen store.

Moved and redesigned proposal for the extended building and yard area for turning

Garden area with native planting



Proposed View 2 - Overview



Proposed View 1 - Overview

## Payments for Month 8

## Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Detail
01/11/2023	Hayle Youth Club	BACS	1,470.50			4161	110	1,470.50	3rd payment
01/11/2023	Hayle Christmas Lights	BACS	1,500.00			4164	110	1,500.00	Annual grant
01/11/2023	Hayle Christmas Lights	BACS	750.00			4160	110	750.00	Small grants & donations
01/11/2023	Annie Grace Kitto	FP1	240.00	240.00		500			Cleaning cover
01/11/2023	David Morris Window Cleaning	FP2	90.00	90.00		500			Window clean Oct
01/11/2023	Scientific Services Ltd	FP3	165.00	165.00		500			Reinspection surevey RIV
01/11/2023	CIB Iello Plant Hire Ltd	FP4	31.80	31.80		500			Subsoil, rubble tip
01/11/2023	Aqua Rod South West Limited	FP5	120.00	120.00		500			Cleared blocked toilet CR
01/11/2023	Screwfix	FP6	750.06	750.06		500			Garage door
01/11/2023	Cornwall Trophies	FP7	540.00	540.00		500			Plaques Orchard & Jub walk
01/11/2023	Cormac Solutions Limited	FP8	491.82	491.82		500			Signle depth grave
01/11/2023	Itec	DD	487.04		81.17	4135	110	405.87	Photocopier rent November
01/11/2023	MV Clatworthy Ltd	BACS	-0.40		-0.07	4185	300	-0.33	Error
02/11/2023	Booker Ltd	DD	142.55			4990	300	142.55	October
06/11/2023	Barclays Bank	DD	40.54			4100	110	40.54	October
07/11/2023	Pozitive Energy	DD	806.46			4450	400	806.46	Electricity Sep-Oct SP
07/11/2023	Pozitive Energy	DD	194.11			4450	500	194.11	Electricity Sep-Oct LIBRARY 1
07/11/2023	Pozitive Energy	DD	25.76			4450	210	25.76	Electricity Sep-Oct RIV
07/11/2023	Pozitive Energy	DD	29.85			4450	210	29.85	Electricity Sep-Oct RGHT
07/11/2023	Pozitive Energy	DD	24.59			4450	210	24.59	Electricity Sep-Oct RGOB
07/11/2023	Pozitive Energy	DD	200.91			4450	300	200.91	Electricity Sep-Oct CC
07/11/2023	Pozitive Energy	DD	473.38			4450	300	473.38	Electricity Sep-Oct CC
07/11/2023	Pozitive Energy	DD	748.62			4450	300	748.62	Electricity Sep-Oct CC
09/11/2023	Cornwall Council Pension Fund	BACS	6,564.63			4000	110	3,898.56	Suprerannuation October
						4000	300	173.35	Suprerannuation October
						4000	200	1,484.03	Suprerannuation October
						4000	500	1,008.69	Suprerannuation October
09/11/2023	HM Revenue and Customs	BACS	5,987.80			4000	110	4,067.08	NI & Tax October
						4000	200	1,266.28	NI & Tax October
						4000	500	654.44	NI & Tax October
09/11/2023	P Drew	BACS	48.14			4195	110	48.14	Refund for eye test
09/11/2023	Viking Direct	FP1	226.62	226.62		500			Keyboard, diaries
09/11/2023	Cornwall Council	FP2	1,666.00	1,666.00		500			SLA enf officer Oct
09/11/2023	Itec Connect Limited	FP3	19.08	19.08		500			Photocopier Oct
09/11/2023	CIB Iello Plant Hire Ltd	FP4	34.27	34.27		500			Grit coll
09/11/2023	Santa's Fields Christmas Trees	FP5	400.00	400.00		500			Christmas trees
09/11/2023	Blumin Limited	FP6	72.00	72.00		500			Website support Nov
09/11/2023	Kernow Clinical	FP7	66.78	66.78		500			Waste collection Oct
09/11/2023	Suez Recycling and Recovery UK	FP8	573.82	573.82		500			Waste collection Oct
09/11/2023	GSD Security	FP9	928.14	928.14		500			Security patrols Oct
09/11/2023	Hudson Accounting Ltd	FP10	500.00	500.00		500			Interim audit
09/11/2023	SLCC Enterprises	FP11	180.00	180.00		500			ILCA LG
09/11/2023	Jewson Limited	FP12	287.53	287.53		500			Water bowser hire
09/11/2023	Trelawney Fire & Security	FP13	363.66	363.66		500			Extinguishers
09/11/2023	CI Chamberlain	FP14	30.00	30.00		500			Window clean Oct
09/11/2023	BES Utilities	FP15	1,576.90	1,576.90		500			Electricity Aug-Nov Cafe

## Payments for Month 8

## Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Detail
10/11/2023	Barclays Bank	DD	852.48		51.42	4990	110	5.00	Birdies Bistro - drinks
						4990	500	10.82	Amazon - Halloween crafts
						4990	500	4.98	Amazon - beads crafts
						4185	200	76.99	Huck Net-rep kit swing/basket
						4990	110	13.00	SumUP- drinks
						4990	110	9.50	Asda - bluetack, tape
						4990	110	5.85	Birdies Bistro - drinks
						4155	110	7.03	1 and 1 lonos
						4155	110	16.64	Adobe
						4250	120	5.17	Amazon - napkins for Civic Ser
						4250	120	9.34	Amazon - paper cups
						4250	120	28.48	Amazon - buffet platers
						4990	110	17.74	Amazon - storage boxes
						4250	120	12.75	Amazon - paper plates
						4990	110	13.66	Amazon - herbal tea
						4990	110	41.44	Amazon - 5l airpot
						4990	110	11.66	Amazon - paper tablecloth
						4990	110	25.99	Amazon - coffee
						4990	110	5.50	Cornwall Council - ticket
						4140	400	24.41	Acuity - booking system
						4990	300	103.98	Vevor - lock for car park
						4250	120	111.00	Philps - catering for Civic S
						4250	120	54.25	Asda - catering for Civic Serv
						4915	200	57.47	Dobbies - plants
						4915	200	95.00	B&Q - plants
						4535	230	33.41	Spar - diesel
13/11/2023	Positive Energy	DD	50.65			4450	210	50.65	Electricity Sep-Oct FS
14/11/2023	Crown Gas	DD	355.41		59.23	4605	300	296.18	Gas Nov-Nov
14/11/2023	EDF	DD	-2,528.54			4450	210	-2,528.54	Refund end of contract CR
15/11/2023	Hiscox Insurance	DD	1,109.49			4120	110	1,109.49	November
15/11/2023	AM Rance	BACS	25.00			4250	120	25.00	Refund for wreath
15/11/2023	Npower Ltd	FP1	43.27	43.27		500			Electricity Oct Greenhouse
15/11/2023	South West Water	FP2	65.64	65.64		500			Water Oct-Nov
15/11/2023	South West Water	FP3	35.96	35.96		500			Water Oct-Nov
15/11/2023	Trelawney Fire & Security	FP4	360.60	360.60		500			Annual service
15/11/2023	Screwfix	FP5	39.29	39.29		500			Pipe, bends, saw
15/11/2023	Itec Connect limited	FP6	784.44	784.44		500			IT Support Nov
15/11/2023	Nijhuis Industries	FP7	191.99	191.99		500			Water hygiene Nov
15/11/2023	The Green Waste Company	FP8	162.80	162.80		500			Green waste Oct
15/11/2023	Cornwall Council	FP9	492.01	492.01		500			CCTV November
15/11/2023	Jewson Limited	FP10	213.88	213.88		500			Mini digger hire KGVMW
16/11/2023	B&Q	BACS	-14.29		-2.38	4990	200	-11.91	Refund for double paymen
20/11/2023	EE Limited	DD	199.94			4145	110	199.94	November
20/11/2023	L Gibb	BACS	7.95			4990	110	7.95	Refund for milk
20/11/2023	Salary	BACS	2,465.82			4000	200	2,465.82	November & pay increase
20/11/2023	Salary	BACS	2,394.27			4000	200	2,394.27	November & pay increase

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## Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Detail
20/11/2023	Salary	BACS	2,004.68			4000	200	2,004.68	November & pay increase
20/11/2023	Salary	BACS	4,028.13			4000	110	4,028.13	November & pay increase
20/11/2023	Salary	BACS	2,988.62			4000	110	2,988.62	November & pay increase
20/11/2023	Salary	BACS	2,941.56			4000	110	2,941.56	November & pay increase
20/11/2023	Salary	BACS	1,945.87			4050	110	10.80	November
						4000	110	1,935.07	November & pay increase
20/11/2023	Salary	BACS	1,687.03			4050	110	18.90	November
						4000	110	1,668.13	November & pay increase
20/11/2023	Salary	BACS	2,319.28			4050	110	10.80	November
						4000	110	2,308.48	November & pay increase
20/11/2023	Salary	BACS	1,124.68			4000	300	1,124.68	November & pay increase
20/11/2023	Salary	BACS	2,117.40			4000	500	2,117.40	November & pay increase
20/11/2023	Salary	BACS	1,395.29			4000	500	1,395.29	November & pay increase
20/11/2023	Salary	BACS	1,653.13			4000	500	1,653.13	November & pay increase
20/11/2023	Salary	BACS	1,123.94			4000	500	1,123.94	November & pay increase
20/11/2023	Salary	BACS	605.37			4000	500	605.37	November & pay increase
20/11/2023	Screwfix	FP1	140.03	140.03		500			Refund PPE gloves
20/11/2023	Kernow Training Ltd	FP2	780.00	780.00		500			Training pole saw PD PS KT OP
20/11/2023	SK8 PZ Love it CIC	FP3	216.00	216.00		500			Two instructors, hall hire
20/11/2023	McColls	FP4	142.08	142.08		500			Newspapers Oct
20/11/2023	Corserv Limited	FP5	3,406.40	3,406.40		500			SLA mthly clean Nov
28/11/2023	Pozitive Energy	DD	617.56			4450	300	617.56	Electricity Oct-Nov CC
29/11/2023	R Hopes	BACS	8.00			4990	300	8.00	Refund for floor mop
29/11/2023	Nigel Rafferty Groundcare	FP1	1,650.53	1,650.53		500			Pole saw and parts
29/11/2023	Hayle Day Care Centre	FP2	71.84	71.84		500			Events, hall hire
29/11/2023	Greens Cornwall Limited	FP3	2,144.96	2,144.96		500			Tree works Rec Ground
29/11/2023	Cormac Solutions Limited	FP4	3,562.41	3,562.41		500			Maintenance Nov
29/11/2023	Trelawney Fire & Security	FP5	128.40	128.40		500			Extinguisher foam
29/11/2023	Screwfix	FP6	64.80	64.80		500			Storage hook
29/11/2023	Jewson Limited	FP7	80.40	80.40		500			Water bowser hire coll charge
29/11/2023	Agent Print Liited	FP8	140.40	140.40		500			Christmas cards
29/11/2023	CIB Iello Plant Hire Ltd	FP9	65.27	65.27		500			Planings coll
29/11/2023	Connect Coaching UK	FP10	600.00	600.00		500			Leadership caching EG
<b>Total Payments for Month</b>			<b>75,910.08</b>	<b>24,936.88</b>	<b>189.37</b>			<b>50,783.83</b>	
<b>Balance Carried Fwd</b>			<b>1,167,035.79</b>						
<b>Cashbook Totals</b>			<b>1,242,945.87</b>	<b>24,936.88</b>	<b>189.37</b>			<b>1,217,819.62</b>	

## Receipts for Month 8

## Nominal Ledger Analysis

Receipt Ref	Name of Payer	£ Amnt Received	£ Debtors	£ VAT	A/c	Centre	£ Amount	Transaction Detail
<b>Balance Brought Fwd :</b>		<b>1,199,939.55</b>					<b>1,199,939.55</b>	
Banked: 02/11/2023		1,230.00						
Sales Recpts Page 318		1,230.00	1,230.00		100			Sales Recpts Page 318
Banked: 02/11/2023		2,451.48						
Sales Recpts Page 319		2,451.48	2,451.48		100			Sales Recpts Page 319
Banked: 06/11/2023		9.62						
Barclays Bank		9.62			1090	100	9.62	Loyalty reward
Banked: 13/11/2023		25,215.00						
Cornwall Council		25,215.00			1990	100	25,215.00	Town Vitality Fund
Banked: 14/11/2023		200.00						
Sales Recpts Page 320		200.00	200.00		100			Sales Recpts Page 320
Banked: 14/11/2023		200.00						
Sales Recpts Page 321		200.00	200.00		100			Sales Recpts Page 321
Banked: 23/11/2023		31.50						
Sales Recpts Page 322		31.50	31.50		100			Sales Recpts Page 322
Banked: 23/11/2023		13,491.05						
Cornwall Council		13,491.05			1990	100	13,491.05	S106 Rec Ground Fencing
Banked: 30/11/2023		177.67						
Black Cat Confectionery		177.67		29.61	1410	400	148.06	November
<b>Total Receipts for Month</b>		<b>43,006.32</b>	<b>4,112.98</b>	<b>29.61</b>			<b>38,863.73</b>	
<b>Cashbook Totals</b>		<b>1,242,945.87</b>	<b>4,112.98</b>	<b>29.61</b>			<b>1,238,803.28</b>	