

## Planning Officer's Report – LDCA MARCH 2026

<b>APPLICATION</b>	<b>2026/03</b> – Siting of two containers in the hardcourt area for storage of school equipment
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	13 January 2026
<b>APPLICANT</b>	Phil Toal
<b>PARCEL</b>	FP0230
<b>LOCALITY</b>	Francis Plain
<b>ZONE</b>	Green Heartland
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing School
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ <i>The Sentinel</i> Newspaper on 15 January 2026.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	29 January 2026
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Environmental Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Applicable
11. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

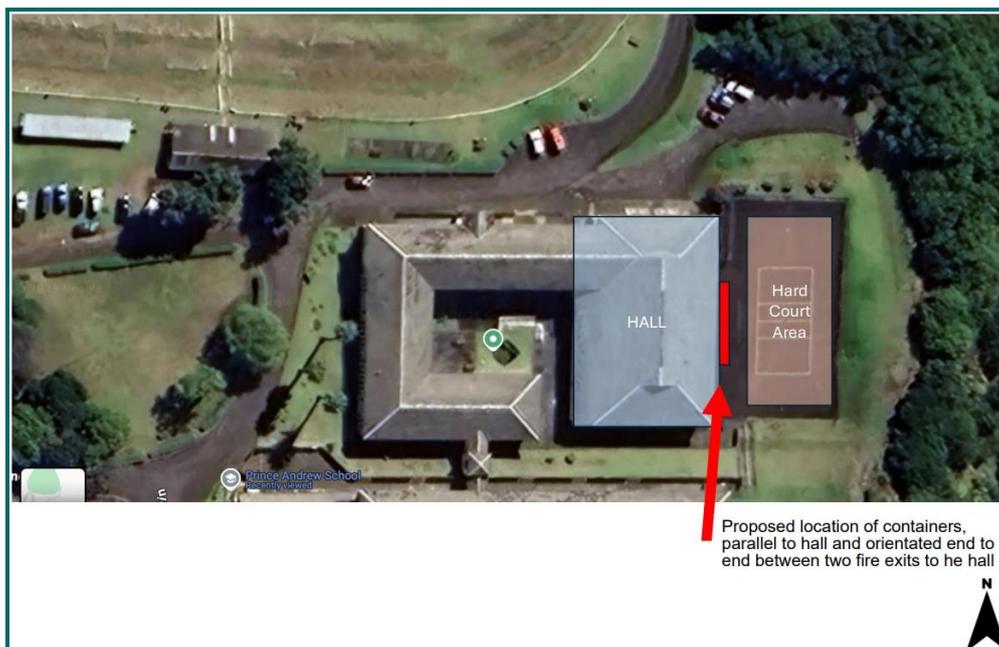
### LOCALITY & ZONING

This proposed development is located within the Francis Plain Registration Section where the site is designated within the Green Heartland and has no conservation area restrictions.

Diagram 1: Location Plan



Diagram 2: Location Plan 2



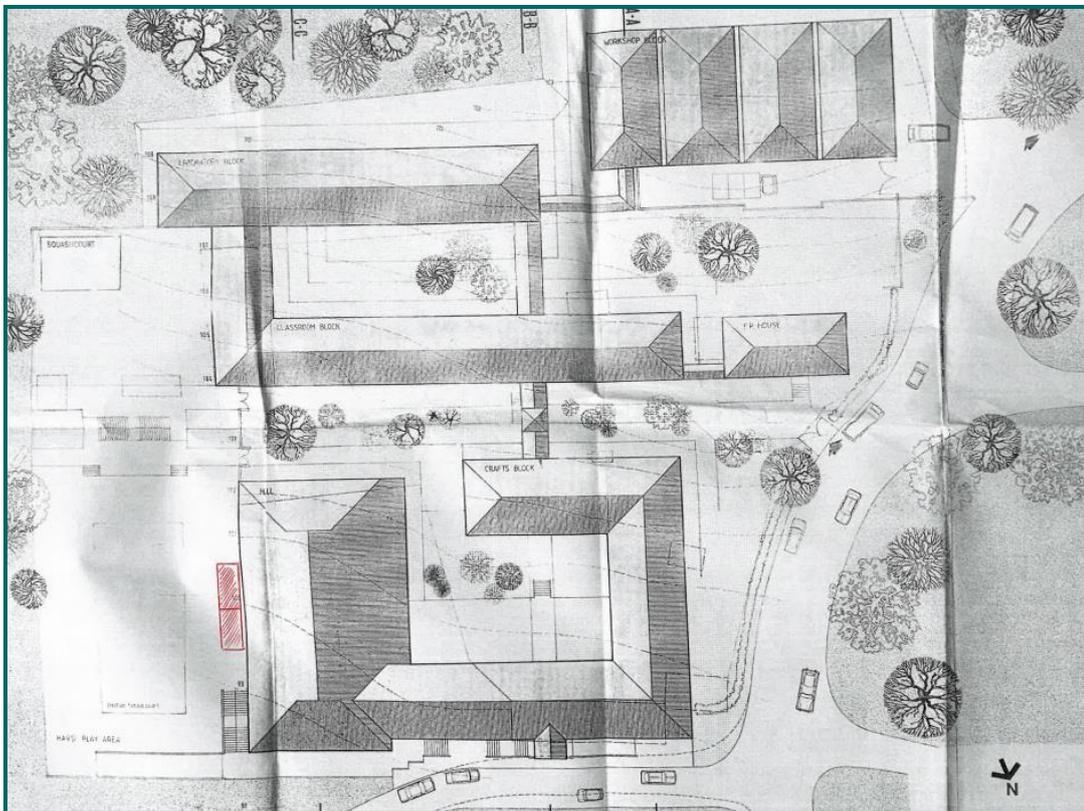
## Site Description

The application site is located within the grounds of St Helena Secondary School. The proposed containers will be positioned adjacent to the external eastern wall of the school hall, situated between the two side entrance/exit doors.

The containers will be placed on an existing tarmac hardstanding area adjacent to the sports court. The site is already developed, and no additional excavation or ground alteration works are required.

Due to the topographical relationship of the hardstanding area and the scale of the existing school building, the containers will sit lower than the main school structure, thereby limiting their visual prominence.

## Diagram 3: Site Plan



## PROPOSED DEVELOPMENT

This Development Application is submitted in support of the proposal for the permanent siting of two shipping containers to be used for the storage of school equipment at St Helena Secondary School.

The development comprises:

- The permanent siting of two standard shipping containers.

- Placement on an existing tarmac surface, avoiding disturbance to undeveloped land.
- Use of the containers solely for the storage of school equipment.
- External finish to be painted in an off-white colour to match the existing school buildings.

The containers will be located adjacent to the hall wall, ensuring they are contained within the established built footprint of the school complex.

### **Design and Appearance**

The proposal has been designed to minimise visual impact. Mitigation measures include:

- Positioning the containers against the existing hall structure, reducing standalone visual intrusion.
- Siting them in a location not readily visible from surrounding residential areas.
- Painting both containers in an off-white colour to blend with the external finish of the existing school building.

### **Impact on Residential Amenity**

The containers will not be visible to nearby residents, as they are positioned within the school grounds and screened by the existing building mass. The proposal does not introduce noise, lighting, or operational changes beyond normal school activities.

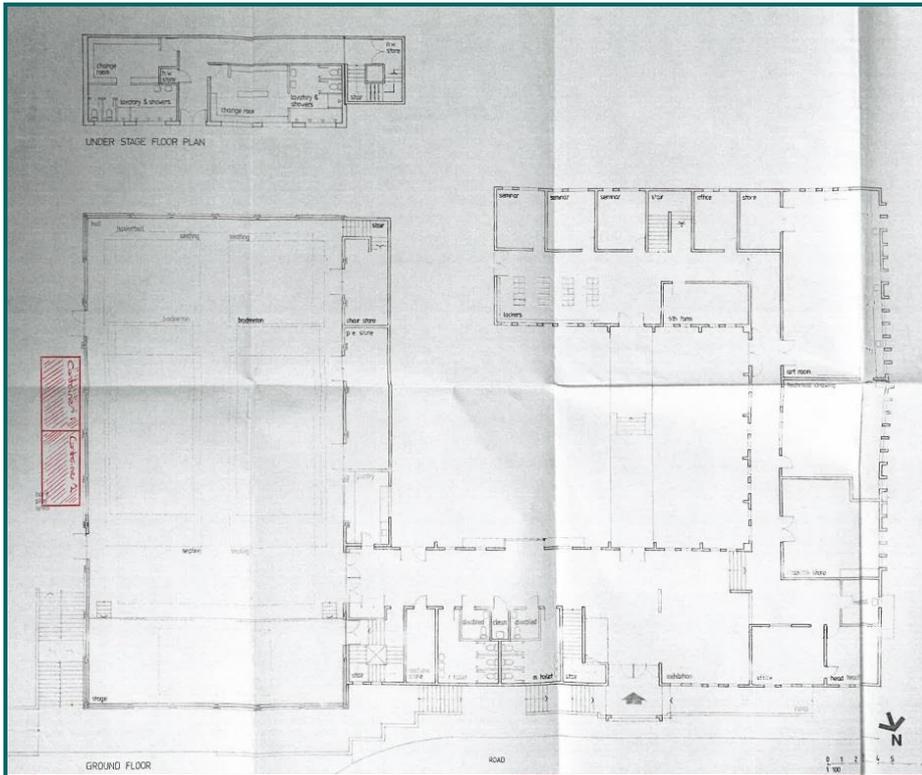
The use is ancillary to the established educational use of the site and does not intensify the overall use of the premises.

### **Access and Infrastructure**

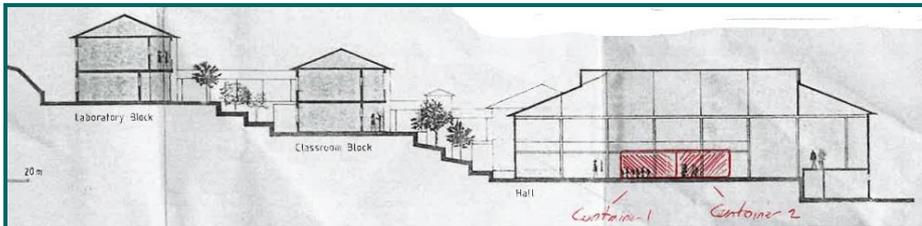
The containers will be accessed internally within the school grounds. No changes to existing vehicular or pedestrian access arrangements are proposed.

As the containers are to be used for storage purposes only, no additional service connections are required.

**Diagram 4: Plans**



**Diagram 5: Elevation**



**Diagram 6: Image**



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received from stakeholders or any members of the public.

## **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Green Heartland Policy GH1 and GH.5
- Social Infrastructure: SI1

The application was also assessed against the Policy on Siting and Use of Containers (Appendix / Policy 6 of the LDCP) which requires that:

- Containers are appropriately sited.
- Visual impact is minimised.
- They are suitable for their intended use.
- They do not adversely affect neighbouring amenity.

## **OFFICER'S ASSESSMENT**

The proposal has been assessed against the relevant provisions of the Land Development Control Policy, including policies for Social Infrastructure and Green Heartland as well as specifically Appendix / Policy 6 – Siting and Use of Containers, and other material planning considerations.

The proposed development satisfies the above policy criteria by:

- Being located within an established institutional site.
- Being finished in a colour that integrates with the surrounding built form.
- Serving a functional and necessary storage purpose ancillary to the school's operation.
- Given their location lower than the main building and screened by the established structure, the containers will not be visually prominent within the wider landscape or residential setting.

The proposed permanent siting of two shipping containers at St Helena Secondary School is considered acceptable in planning terms, and are appropriately located within the school grounds, they will not adversely impact residential amenity, and will be visually mitigated through siting and external finish.

It is therefore considered that the proposal would meet policies to retain the undeveloped nature of the Green Heartland as well as meeting policies to provide for educational resources in accordance with Policy SI1 of the LDCP, 2012.