

Planning Officer's Report – LDCA APRIL 2026

APPLICATION	2026/05 – Change of Use and Alterations for Proposed New Motorcycle Showroom
PERMISSION SOUGHT	Full Permission
REGISTERED	16 February 2026
APPLICANT	Triple Finance Ltd.
PARCEL	HTH1053
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	National Conservation Area
CURRENT USE	Vacant Building - Former Restaurant (Tasty Bites) within Use Class A3: Restaurants and Cafes
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Independent</i> Newspaper on 30 January 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	13 February 2026
REPRESENTATIONS	One
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

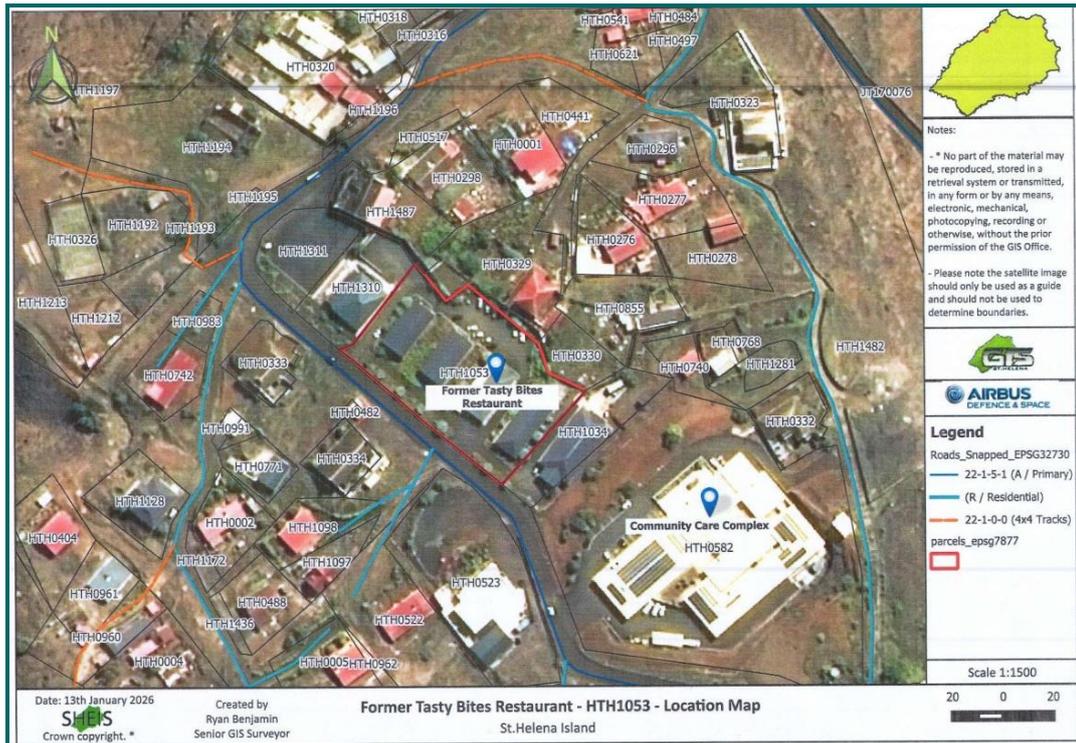
1. Sewage & Water Division	No Response
2. Energy Division	No Objection (comments)
3. Fire & Rescue	No Objection (comments)
4. Roads Section	No Objection
5. Property Division	No Objection (comments)
6. Environmental Management	No Objection (comments)
7. Environmental Health	No Objection
8. Agriculture & 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 Objection
13. Sure SA Ltd	No Objection
14. Heritage Society	No Objection

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This proposed development is located within the Half Tree Hollow district where the site is designated within the Intermediate Zone and within Heritage Coast Historic Conservation Area.

Diagram 1: Location Plans



Site Description

The application site is located within the Ladder Hill Business Park, a designated commercial area on the Island. The building is of modern construction (within the last 20 years) and is not listed and holds no identified historical or heritage significance.

The property benefits from existing vehicular access directly from the main road, with circulation around the building and access to a car parking area to the east.

The surrounding area is characterised by a mix of commercial and light industrial uses.

PROPOSED DEVELOPMENT

This Planning Development Application is for the change of use of an existing building, formerly operating as a restaurant known as “Tasty Bites”, (Use Class A3: Restaurants and cafes) to a mixed retail and commercial use, including: Sale of

motorcycles and consumer goods, Rental of motorcycles and Servicing and maintenance of motorcycles which falls collectively within Sui generis “in a class of its own” although allied with retail (Use Class A1) and general industry (Use Class B2).

The proposal also includes a series of external and internal alterations to facilitate the new use, as follows:

- Replacement of an existing single rear door and window with two new double doors, improving access for servicing operations.
- Enclosure of the existing front veranda using a timber frame and glazed panels, forming a shopfront and motorcycle showroom.
- A small extension at the north-west corner of the veranda, within the existing building’s concrete floor and pavement footprint, to create a secure entrance onto the showroom.
- Installation of solar panels on the north-facing slope of the existing dual-pitch roof with provision of internal space within the building to accommodate inverter systems and battery storage.

Diagram 2: Plan & Existing Images

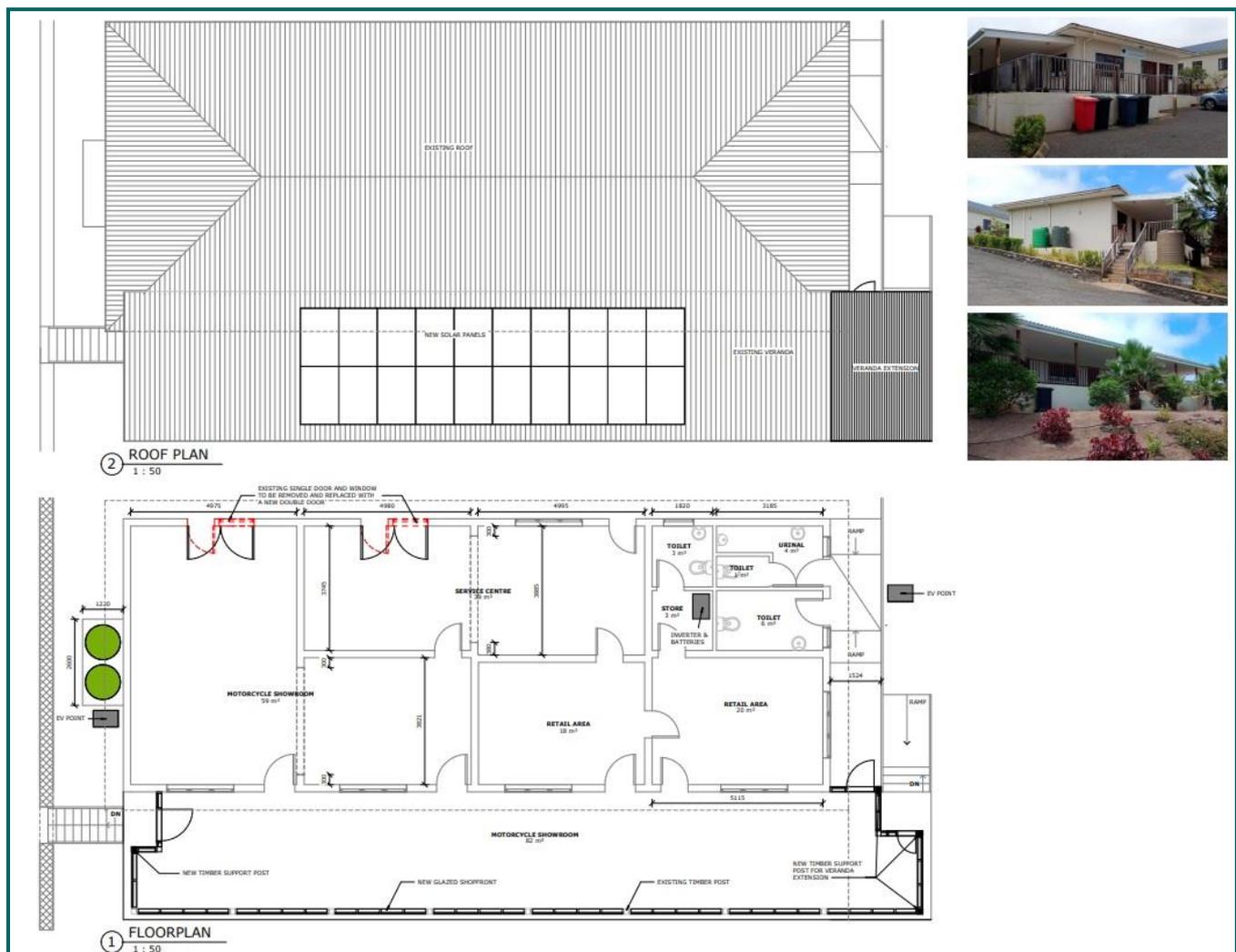
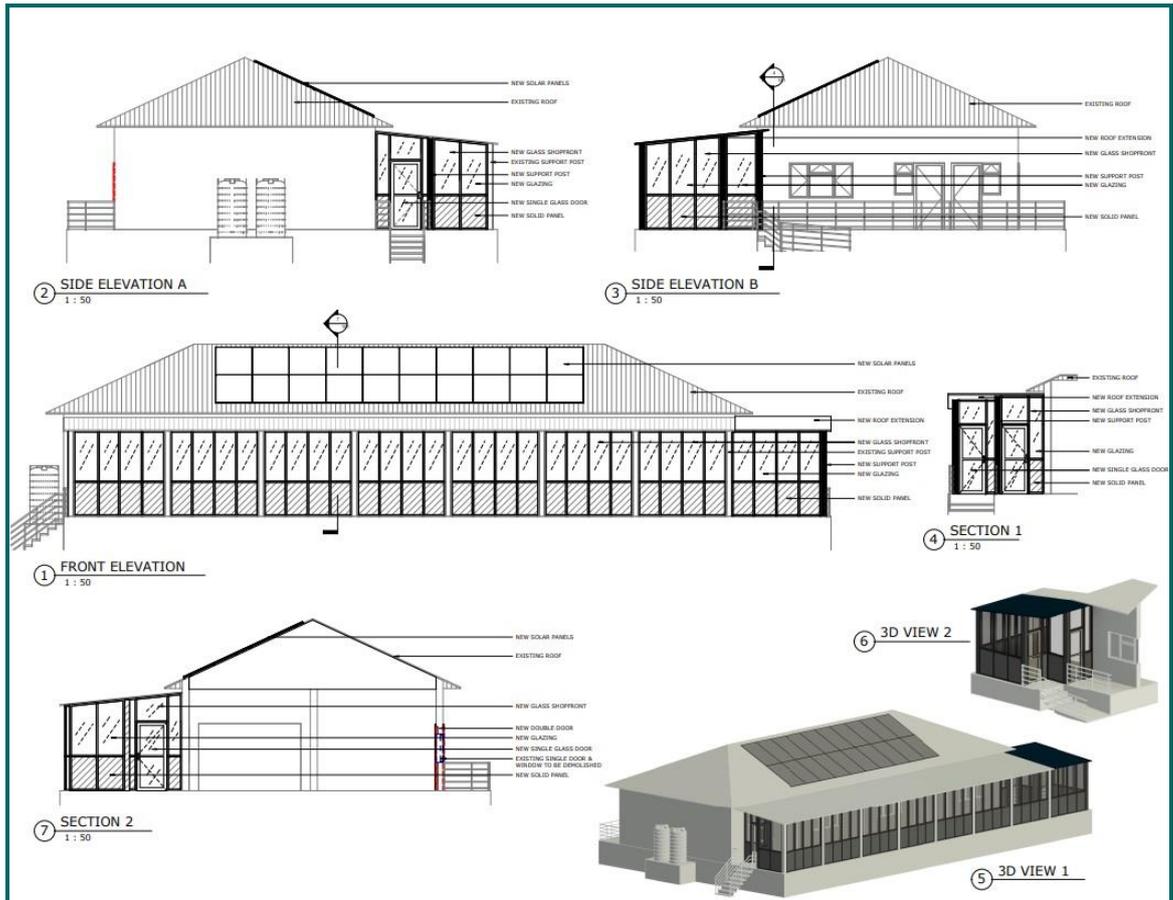


Diagram 3: Elevations and 3D images



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections received from stakeholders, however the following comments were noted:

CONNECT ST HELENA – ENERGY DIVISION: *“Solar panels cannot be connected to the grid. Panels may be use for OFF grid ONLY”*

FIRE & RESCUE: *“The SHF&RS will need to have sight of scaled plans for the installation of passive & active firefighting media”*

PROPERTY DIVISION: *“Concern – I have noted that Mr. Pedley stated that additional parking is within the parking area in front of the Crown, but with future proposals this will still need management if it overflows. As the main parking area to the west of the Business Units is shared by all tenants of the Units and SHG Offices”*

ENVIRONMENTAL MANAGEMENT: *“Good to see the applicant has considered waste and pollution impacts and has identified appropriate management measures to address this”*

An objection and following subsequent comment was received from a member of the public, as follows:

“This application was advertised in the Independent with the wrong number (2025/05 not 2026/05). This led to the application not being sent to me during the consultation period. This was only noticed on 10 March and the details have just now been sent to me. I would like to make the following comments on 2025/05.

The first paragraph of the Supporting Statement says, “Several small pieces of work... are being made which does not change the existing footprint...” The document however omits to mention the front porch which will protrude beyond the existing building line.

The site is within the Heritage Coast Historic Conservation Area. The application relates to a row of modern commercial units, and although they are not part of the historic significance of the conservation area, they do form a tidy, unified and orderly development, that in-itself encourages continued tidiness and orderliness. This provides an appropriate setting for the nearby historic parts of the conservation area.

As an historic conservation area, it would not be appropriate for the porch extension to be added in front of the building line. The submitted proposal for the porch extension is likely to create an untidy appearance leading to the gradual degradation of the current orderliness throughout the existing commercial development. Perhaps the applicant would consider removing that part of the application in order to retain the front line to the buildings.

In terms of the car parking, is there any intention or likelihood that the business will be permanently in procession of any existing parking spaces?”

[Officer Comment: The advert did contain the incorrect reference number. A correction was noted in The Independent on 13th March 2026. The comments were received late; it is for the LDCA to decide whether to consider the above response]

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:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)
- Built Heritage Policies: BH1 (c), BH.2, BH3 and BH.5
- Employment Premises: EP1
- Roads and Transport: Policies RT1, RT.7

OFFICER'S ASSESSMENT

Principal of Development:

The proposed commercial use is appropriate within the Intermediate Zone, particularly within an established business park.

The development supports economic activity and diversification of services in line with Policy EP1.

It is considered that the development would accord with policies and is acceptable in principle.

Impact on the Character and Appearance of the Heritage Coast Conservation Area:

The building is not of heritage significance and has been constructed within the last 20 years. The proposed alterations are modest, contained within the existing footprint, and do not adversely impact the wider landscape or character of the NCA.

It is considered that the proposal preserves the character and appearance of the area. And does not involve significant land disturbance or encroachment into undeveloped natural areas such that it has an acceptable impact in the Conservation Area.

Impact on Local Amenities:

Design and Appearance

It is considered that the glazed veranda enclosure will enhance the building's frontage, creating an active and visually appropriate commercial façade within a business park setting, the use of timber framing and glazing provides a lightweight and reversible construction method, appropriate within the Conservation Area context and the proposed solar panels will be installed on the roof slope with minimal visual intrusion and aligned with sustainable development principles.

The proposed alterations are considered sympathetic to the existing building form, with no significant increase in the overall building's floor area, footprint or height. Overall, the design changes improve the functionality and appearance of the building without adversely affecting the character of the surrounding area.

Environmental and Operational Considerations

Given the inclusion of motorcycle servicing, the applicant has provided a supporting statement outlining management and mitigation measures, including:

- Handling and disposal of oils, chemicals, and other fluids in accordance with environmental best practice.
- Measures to contain spills and prevent contamination.

- Noise mitigation strategies to minimise disturbance to neighbouring businesses and office uses.
- Environmental management measures mitigate risks associated with servicing activities.

These measures are considered appropriate and sufficient to address potential environmental and amenity concerns, subject to adherence and implementation.

Access, Parking, and Servicing

The site benefits from existing vehicular access, circulation routes and parking areas which are considered adequate to support the proposed use. The introduction of rear double doors improves operational efficiency for servicing activities.

It is considered that there would be no adverse impacts on traffic flow or highway safety.

Conclusion

The proposed change of use and associated alterations at the application site within Ladder Hill Business Park are considered acceptable in planning terms in line with Land Development Control Plan 2012 Intermediate Zone, Conservation Area and business premises policies and incorporates appropriate environmental and operational mitigation measures, such that the proposal is acceptable.