

Planning Officer's Report – LDCA APRIL 2026

APPLICATION	2026/20 – Proposed Change of Use of Land from Forestry to Use Class B2 - General Industrial Use and Siting of Two Containers for Use as Workshop and Storage
PERMISSION SOUGHT	Full Permission
REGISTERED	10 February 2026
APPLICANT	Phil Constantine, C/o Theo Meij
PARCEL	SCOT0331
LOCALITY	Scotland (Former Lumber Yard to Old Sawmill)
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Vacant Land (Former Lumber Yard)
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ <i>The Sentinel</i> Newspaper on 19 February 2026.▪ A site notice displayed in accordance with Regulations.
EXPIRY	05 March 2026
REPRESENTATIONS	None
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

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

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located at Scotland, where it is a mixed-use area of residential and business development, designated within the Green Heartland and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The Applicant is proposing a change of use from Forestry to general industrial use in the form of a sawmill and carpentry workshop. This includes the siting of two, 20-foot containers at the former *Lumber Yard* in *Scotland* for secure, tool and equipment storage and storage of cut timber and finished products.

The Applicant currently operates a sawmill and small carpentry workshop at his residence in Half Tree Hollow. The purpose of this proposal is to relocate the Applicant's carpentry operations from his home to the aforementioned site in *Scotland*.

The Applicant has entered into a lease agreement for this site that is overseen by the Forestry Officer for *Environment, Natural Resources & Planning* (ENRP) portfolio.

The proposed site includes an access road, gate, and existing fencing, all of which ENRP has agreed to reinstate as part of the lease.

To facilitate the Applicant's relocation and establishment of a functional workspace, ENRP has agreed, at their own cost, to:

- Clear the site of ENRP materials and debris.
- Secure all allocated sites through restoration of damaged fence lines and gates.
- Establish a hard surfaced (crushed stone) access road to the Applicant's compound.

To operate safely and securely, the Applicant requires:

- One shipping container for secure tool and equipment storage.
- A second container for storage of cut timber and finished products.

The site is currently publicly accessible however, the Applicant does not intend to open the workshop to the public at this time. His work model continues to involve travelling to clients rather than receiving clients onsite.

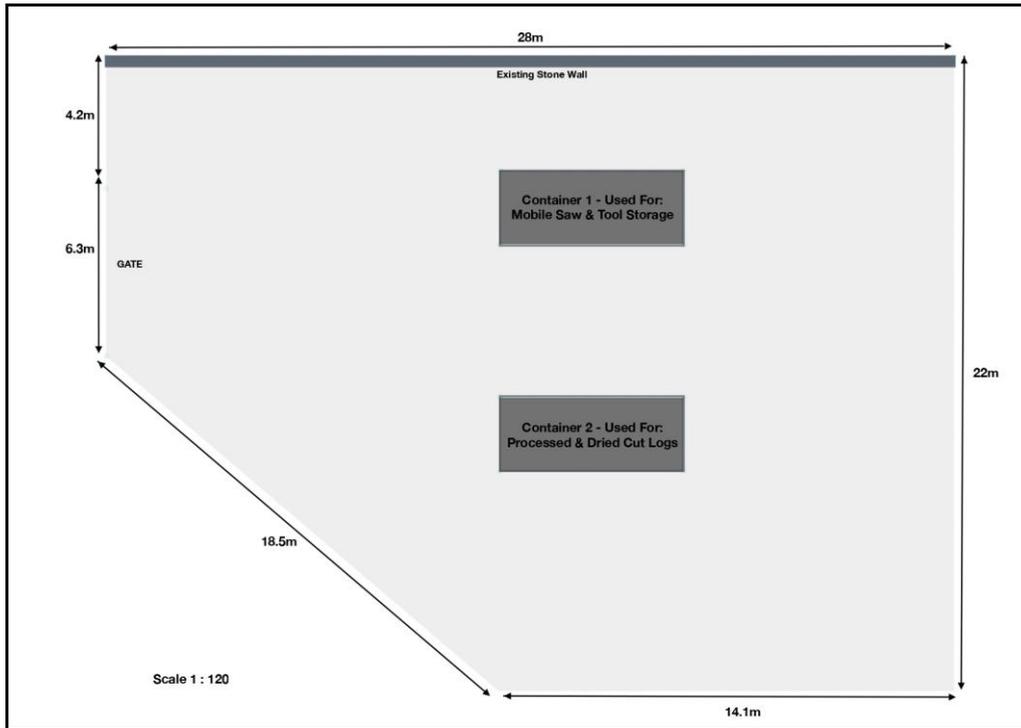
The workshop and containers will serve solely as storage and workspace facilities and is not public-facing, nor is it near any residential structures. The site is not visible from the public road.

The intention is for the Applicant to work independently using his existing tools and equipment.

Diagram 2: Site Plan Layout



Diagram 3: Site Dimensions



STAKEHOLDER FEEDBACK & REPRESENTATIONS

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

A comment was made by *Fire and Rescue* as detailed below:

Fire & Rescue Service

The SHF&RS will need to have sight of scaled plans for the installation of passive & active firefighting media.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Green Heartland: Policies GH4
- Employment Premises Policy EP1
- Policy on Siting & Use of Containers – Appendix 6
- Road and Transport Policies: RT1

OFFICER'S ASSESSMENT

In assessing this development proposal for the change of use of land from forestry to Use Class B2 - *General Industrial Use* and the siting of two containers for use as a workshop and storage, the primary consideration is the proposed use and the location of this proposal, as it is situated within the Green Heartland.

Policy EP1 states that "Development permission will be granted for business premises in locations and business uses sufficient to meet the development needs of the island..."

While business premises can be accommodated on residential sites without development consent (permitted development), sawmills and woodwork do have an element of noise, sawdust and disturbance from sawing, plane-ing and drilling which cause some noise and disturbance, particularly as a business grows. The applicant wants to move their current business from a domestic setting to the application site which will reduce any noise and disturbance in a residential area and is to be considered to be a positive move which would accord with EP1 as it would meet an identified need for development of the Island.

Considering the Green Heartland policies, Policy GH4 includes forestry-related businesses, and states; *"...Development permission will be granted in the Green Heartland for development (not including dwellings) relating to commercial agriculture and forestry, provided buildings for such purposes will be permitted only if they are below the 550m contour line, or have a height of under 2m and floor area not exceeding 50m², such as small animal shelters, or are grouped within an existing complex of farm buildings and will not extend it, and;*

- a) such development is designed to comply with the aims of the primary policy, and*
- b) development which includes polytunnels, glass houses or shade houses complies with the policies specific to them, and*
- c) development which includes housing for livestock shall not be brought into use until provision has been made to deal with effluent sufficient to avoid pollution of water courses and water catchment areas..."*

The Applicant is proposing to site two, 20-foot containers at the former *Lumber Yard* in *Scotland* for the relocation of his small-scale carpentry business that he currently runs from his private residence in Half Tree Hollow. The two containers will be used to secure tools and equipment and for storage of cut timber and finished products.

Albeit the proposal can be considered to fall under GH4 – *commercial Agriculture and Forestry*, it does not satisfy the specifications of policy GH4, in that; the proposed site sits at the 560m contour line, exceeding the policy 550m contour line by 10m. The containers have a height of 2.6m, which exceeds the policy limit of 2m high by 0.6m.

However, as this site was a former lumber yard for the old sawmill, this can be considered as a material consideration as the proposed industrial use is the same (albeit not ancillary to the Forestry Service) as related industry. Also, the proposal would bring back into use a now and that the now vacant and unused site is fit-for-purpose for the Applicant's business relocation. It is therefore considered that a sawmill/carpentry operation here would not result in any significant adverse impact on the undeveloped character of the Green Heartland as a result, even though it would not directly align with the contour line or height indicated in Policy GH4. Notwithstanding, any other use within Use Class B2 may not be appropriate given the site's location in the Green Heartland and it is considered that a suitably-worded condition should be attached to this only being used as a sawmill and carpentry workshop.

Additionally, the Forestry Officer for *Environment, Natural Resources & Planning* (ENRP) portfolio who is responsible for this land, has agreed to lease the site to the Applicant and to prepare the site at their own cost, so that it is suitable for the Applicant to occupy the space, such that there is no objection to this proposal.

The Applicant operates his carpentry business by travelling to his clients, which he intends to continue this method of operation, rather than receiving clients onsite. The Applicant does not intend to open the workshop to the public at this time. The workshop and containers will serve solely as storage and workspace facilities.

At this time, the Applicant intends to continue to work independently using his existing tools and equipment.

The site is not near any residential development, nor is it visible from the public road such that there would be no obvious loss of amenities for residential occupiers from noise or activity at the application site or to the visual amenities of the locality.

The proposal would have an access road linking to the public highway and would therefore meet Policy RT1. No parking is shown on site, albeit there is plenty of space of a truck or low-loader to enter and exit in forward gear. No objections have been received from Roads Section, such that this is acceptable.

Considering all of the above and that there were no objections received, this development proposal can be supported, as it has no significant adverse effect on the amenity or aesthetic of the immediate area.

To conclude; the proposal complies with the Green Heartland, Employment policies and therefore can be supported.