

Planning Officer's Report – LDCA SEPTEMBER 2021

APPLICATION	2021/44 – Proposed Construction of a Covered Area for Glass Crusher
PERMISSION SOUGHT	Permission in Full
REGISTERED	3 rd June 2021
APPLICANT	Christopher Bargo
PARCEL	HTH1360
SIZE	0.05 acres (230m ²)
LAND OWNER	Crown Estate
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 4th June 2021▪ A site notice displayed in accordance with Regulations.
EXPIRY	18 th June 2021
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted

10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Objection (Comments: Sustainable Development team supports recycling initiatives)
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The application site is near Ambleside Workshop, Half Tree Hollow. The site is designated within the Intermediate Zone and not in any proposed conservation areas.

Diagram 1: Location Plan



C. BACKGROUND AND PLANNING HISTORY

A similar development application, reference 2020/37, was discussed at the June and July 2020 LDCA meeting and Members deferred decision on the application for the officer to consider how the proposed development relates to adjacent sites under the ownership of the applicant’s partnership company “Ambledale Workshop.”

In view of this decision, discussions were had with the applicant and Crown Estates Officers and a site visit took place to review land ownership issues and the state of developments in the area.

It was established that while there were vacant land to the north of Ambledale workshop on plot number HTH0980 owned by Ambledale Workshop Ltd. the proposed glass crushing covered area development was not part of the Ambledale Company under combined ownership, but rather under ownership of the applicant independently.

It was also established that the plot identified for this proposed development was adjacent to two other plots HTH1326 & HTH1173 owned by the applicant and would become an integral part of his glass crushing and block making business proposal. The gap between the plots was planned in consultation between Connect St Helena and Crown Estates to allow the communal sewer line to remain on crown land.

As there were no proposed changes to this development application it was brought back to the LDCA in July 2020 with the officer recommendation for approval with the following assessment:

“Following further discussion with the applicant and with the additional information gained regarding the land ownership and other developments on the adjacent sites, the assessment of the application for the proposed building for industrial use in this location is considered to be acceptable. The western end of Tern Drive is a mixture of industrial/commercial and open storage uses. The physical appearance of the area is open and access is partially on a semi-constructed road and partially just an access track. While this proposed development is some distance from residential properties, there are number of residential properties, some only partially completed within this generally industrial looking area.”

Members considered “that this proposal could cause noise pollution for neighbouring properties as the operation of a glass crusher is a noise activity and could cause high level noise emission. The enclosure being proposed for the operation would not be sufficient a noise barrier and that the development requires noise insulation within the walls and that will require a different construction method to that being proposed and could be costly.” Members were also of the view “that the future potential of noise disturbance from this use to the neighbouring residential properties was an important consideration and they resolved to refuse development permission on the grounds of unacceptable level of noise from the proposed use.”

As a result the application was subsequently refused for the following reason:

‘The development permission is refused on the grounds that the proposed use of the development as a Glass Crusher will have considerable adverse impact on the amenity of a number of nearby residential properties due to the level of noise likely to be generated by the operation proposed to be built without any noise insulation and the method of construction.’

THE PROPOSAL

With this current application, the request is for a full development permission to build a covered area for a glass crusher facility and erect a 20ft container on an area of land that has a mix of commercial and industrial uses.

The site location and development position of the proposal remains the same as the previous planning application submissions.

Diagram 2: Site Plan

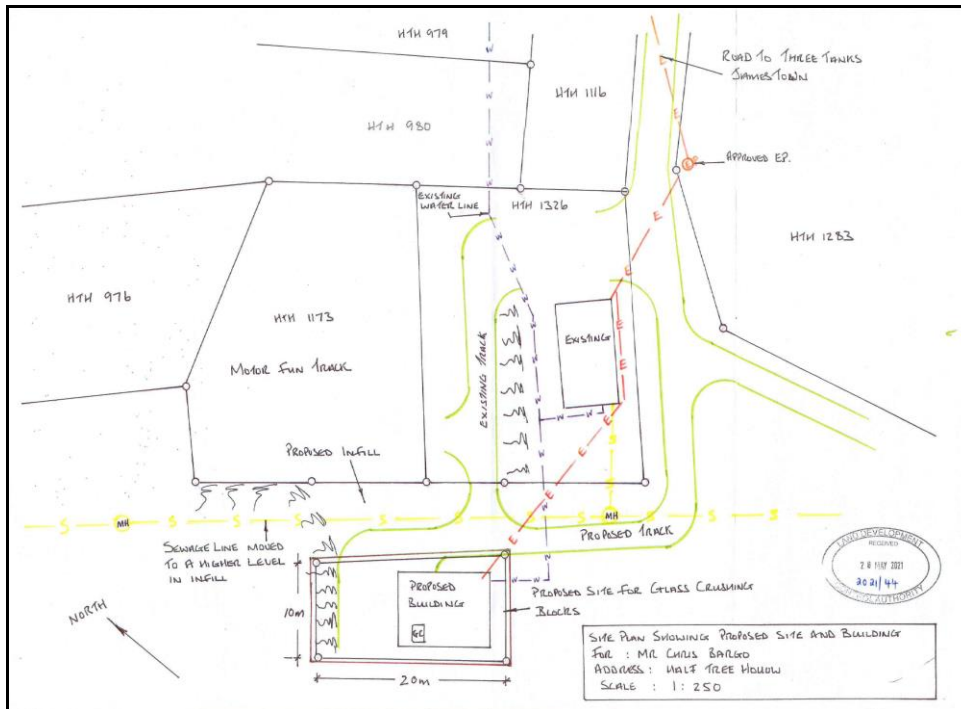
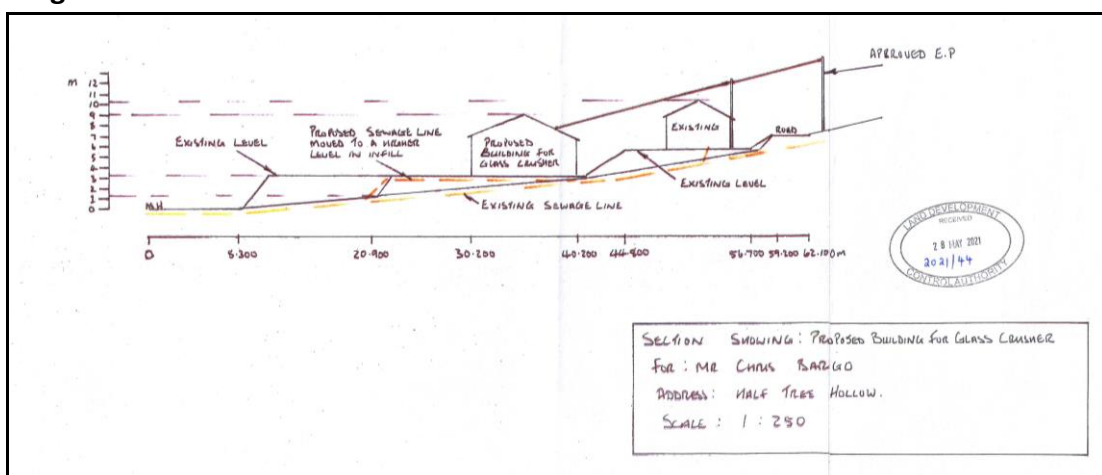


Diagram 3: Site Section



However, the applicant has taken into consideration the reasons for refusal on his previous development submission and has now proposed to enclose the structure around the glass crushing unit with used tyres filled with glass insulated concrete. This

method of construction is well known and is referred to as “Glass Reinforced Concrete” GRC. The benefits of GRC includes but not limited to:

- Sound insulation
- Fire resistance
- Weather-proof
- High durability

Diagram 4: Plan Layout

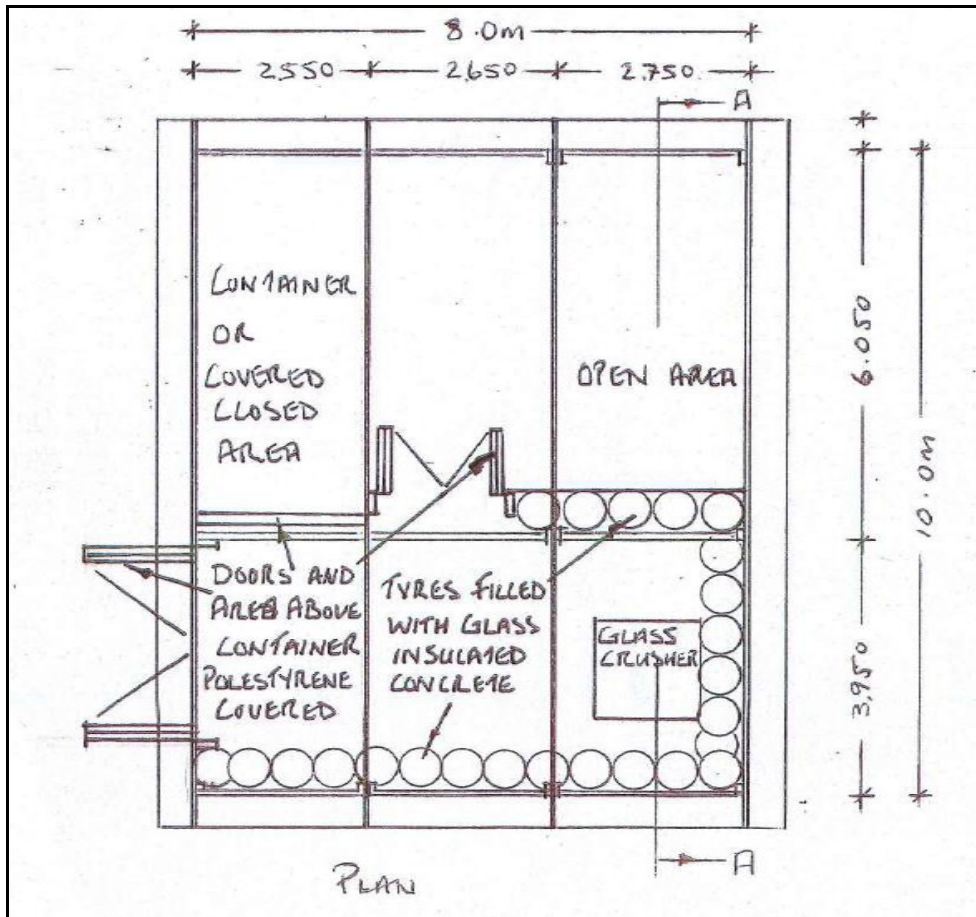
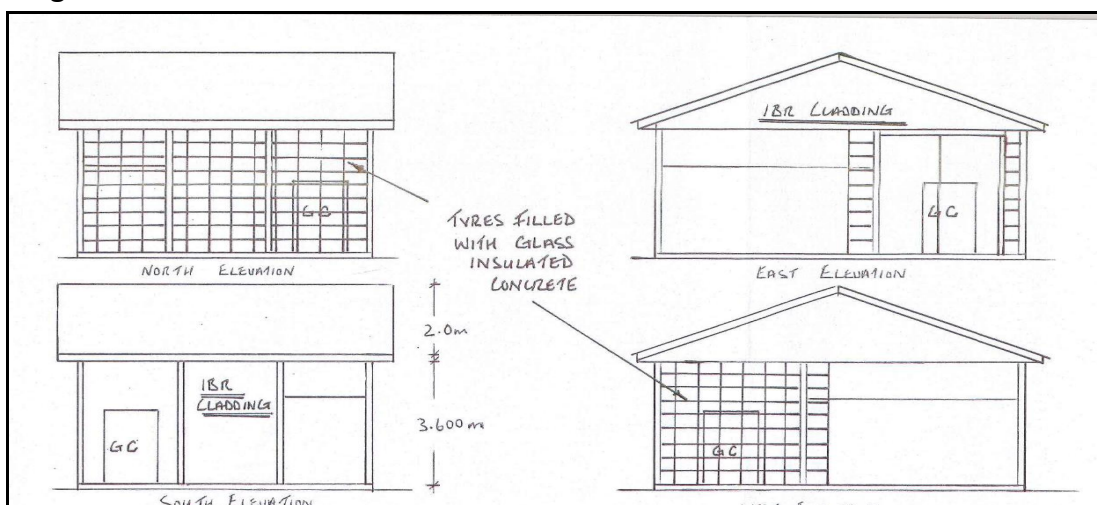


Diagram 5: Elevations



Diagrams 6 & 7: Images of tyre building structures



REPRESENTATIONS

Nine of the surrounding residential home owners were contacted and informed of this proposed development, they were offered the opportunity to inspect the plans and submit representations regarding this proposed development if they so wished.

Only one representation was received from one of the home owners where they had no objection.

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)

OFFICER ASSESSMENT

Building with used tyres in construction is a lot different from traditional build and therefore the preference regarding appearance comes down to personal perception. However, as seen from the above diagrams it is a building method used in the construction world on industrial sites.

Glass Reinforced Concrete (GRC) is also a building method used in the construction world and have many benefits as mentioned in this report. In this case the applicant intends to fill the tyres with GRC which will assist in the soundproofing of the wall structure around the glass crusher with IBR cladding as the external finish.

The proposed development is considered to be in compliance with the LDCP policies as set out above.