

Planning Officer's Report - LDCA NOVEMBER 2023

APPLICATION	2023/47 – Construction of a Storage Unit
PERMISSION SOUGHT	Full Permission
REGISTERED	14 September 2023
APPLICANT	Programme Management Office, SHG
PARCEL	TH020046
LOCALITY	Bagley's Estate, Near Rosemary Plain
ZONE	Green Heartland Zone
CONSERVATION AREA	None
CURRENT USE	Pastureland
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 14 September 2023▪ A site notice displayed in accordance with Regulations.
EXPIRY	28 September 2023
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 Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Objection
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response
12. National Trust	No Objection

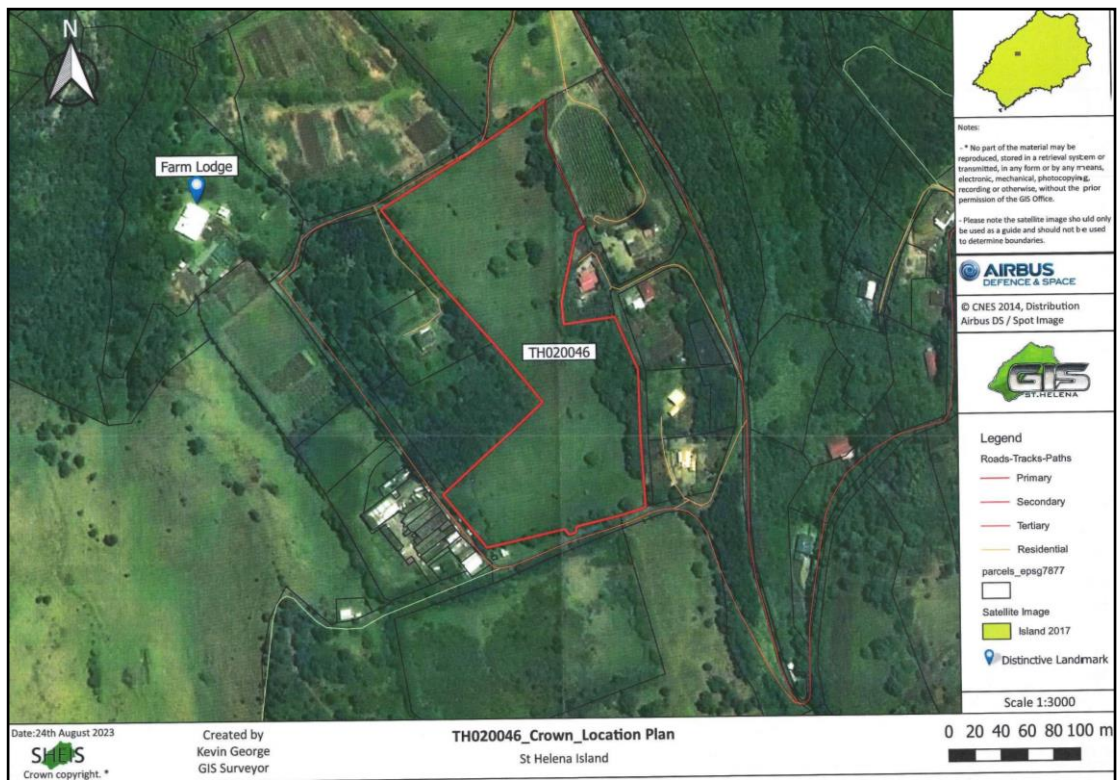
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|------------------------|----------------|
| 13. Sure SA Ltd | No Objection |
| 14. Heritage Society | No Response |
| 15. Maritime Authority | Not Applicable |

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

This plot is located within the pastureland of Bagley’s Estate, near Rosemary Plain, where it is designated within the Green Heartland Zone and has no conservation area restrictions.

Diagram 1: Location Plan



PROPOSED

The developer proposes to construct a storage unit to the south of a plot of pastureland, located near Farm Buildings. The pastureland is used for grazing and sits within the Green Heartland Zone near Rosemary Plain. The footprint of the storage unit will be a total of 15 metres squared. The frame of the unit will be constructed from timber and clad with charcoal grey IBR metal sheeting. The roof will be a pitched design and also finished with charcoal grey IBR metal sheeting. The design of the storage unit has one double door, one single door and a wooden shutter window in between, all situated at the front. The entire unit will sit on a

concrete floor. The purpose of the storage unit is to provide a convenient place where workers can leave their tools, that is also secure.

Diagram 2: Proposed Site Plan



Diagram 3: Proposed Site Plan with Contour Lines

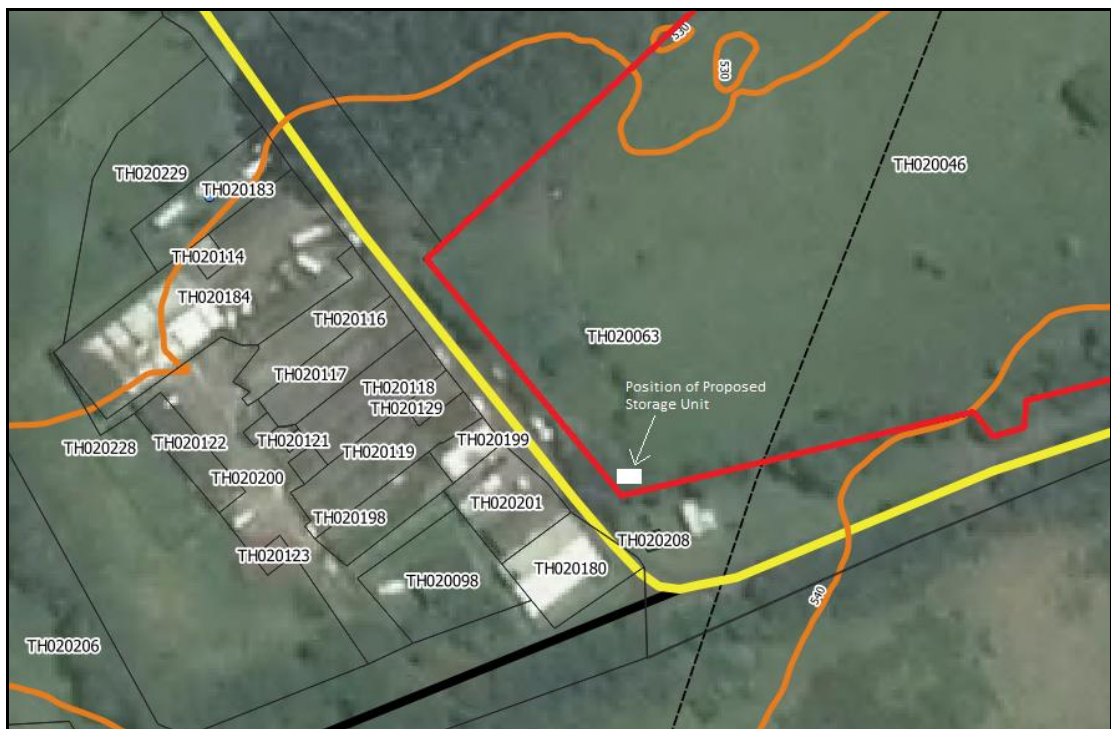


Diagram 4: Layout & Elevations

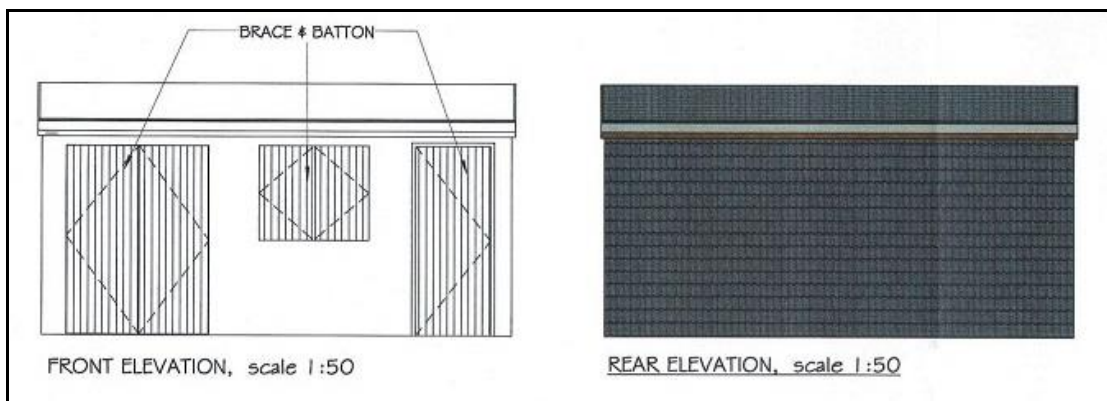
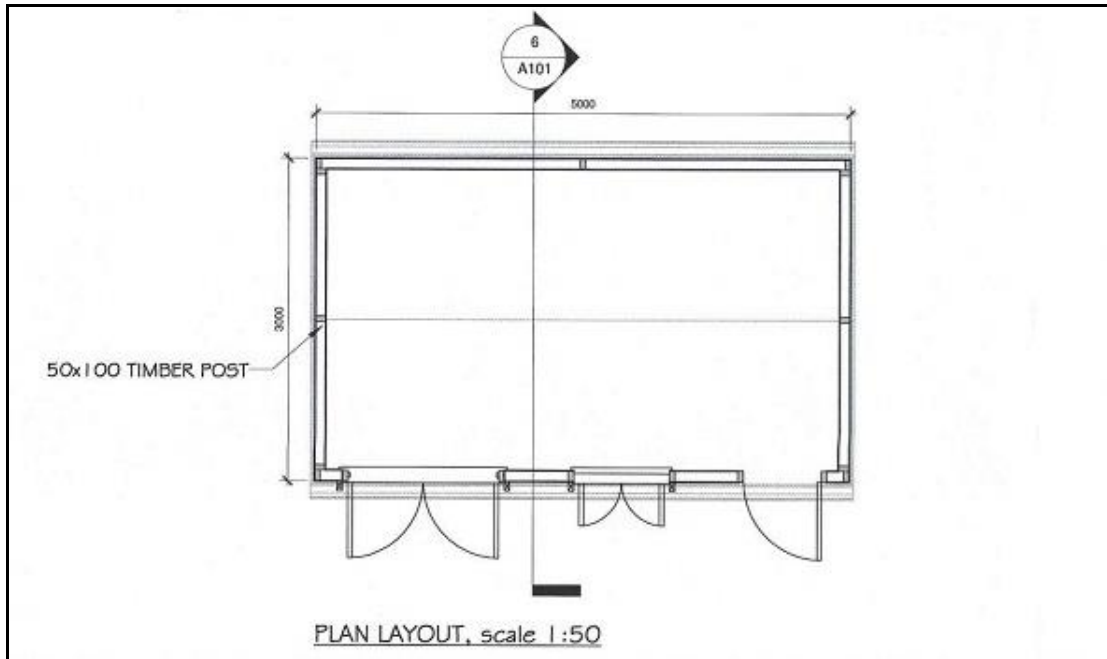


Diagram 5: 3D Visual



Diagram 6: Photo Showing Proposed Location of Storage Unit



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any stakeholders or members of the public.

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 Zone Policies
- Agriculture & Forestry

OFFICER'S ASSESSMENT

In assessing the proposal, the Green Heartland Policy GH.4 reads; *'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...'*. As can be seen from *Diagram 3: Proposed Site Plan with Contour Lines*, the proposed location of the storage unit is situated between the 530m and 540m contour line and therefore satisfies the criteria as stipulated by Policy GH.4. Additionally, the purpose for the development relates to commercial agriculture, hence, the development is considered in compliance with this particular policy.

Furthermore, the development complies with policy AF.3, which supports agricultural buildings within the Green Heartland, subject to Policy GH.4, which it does, as just previously stated. Overall, the proposal will have a relatively small impact on the Green Heartland, especially since it will be located adjacent Farm Buildings, which is a comparatively larger complex of agricultural and commercial buildings. Given that this development is established for commercial agriculture and is of a significantly smaller scale in relation to neighbouring buildings, it will not adversely affect the immediate amenity of the area. The simple design of the storage unit is coherent in of itself and can be considered fit for purpose. Therefore, this development proposal can be supported on the basis that it complies with elements of the Green Heartland and Agriculture & Forestry policies.