

## Planning Officer's Report – LDCA AUGUST 2024

<b>APPLICATION</b>	<b>2024/21</b> – Partial Change of Use from Dwelling to Takeaway (Caravan)
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	5 <sup>th</sup> July 2024
<b>APPLICANT</b>	Ryan Backhouse
<b>PARCEL</b>	JT160063
<b>LOCALITY</b>	Nr General Hospital, Jamestown
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	Jamestown Historic
<b>CURRENT USE</b>	House/Food Takeaway
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 5<sup>th</sup> July 2024.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	19 <sup>th</sup> July 2024
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <b>EXCO</b> (If the Authority decides to refer)

### 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 - Comments
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	No Response
10. Aerodrome Safe Guarding	Not Consulted
11. Economic Development	No Response
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

**B. PLANNING OFFICER'S APPRAISAL****LOCALITY & ZONING**

The location for this development is situated adjacent to the General Hospital, Jamestown on the east side of the main road on private land. The area is designated within the Intermediate Zone and Jamestown Historic Conservation Area.

**Diagram 1: Location Plan**



## PROPOSED DEVELOPMENT

This is a retrospective application requesting a partial change of use to the land from dwelling house to takeaway, which involves retaining the caravan that is used for selling of hot food and drinks. According to Public Health, it was mentioned that the applicant has been operating here for ten years, however based on satellite imagery it can be confirmed that it has been at least seven years.

**Diagram 2: Photographs of Caravan**



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received on this development. Comments were received from the Property Division.

Property Division – ‘If landowner has given permission then no objection – I am assuming that the Landowner has given permission on conditions.’

## **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:

- Intermediate Zone: IZ1 b)
- Employment Premises: Policy EP1
- Road & Transport: RT.7
- Built Heritage Policies: BH1c) & BH.5

## **OFFICER’S ASSESSMENT**

Typically caravans are not seen within the Jamestown Historic Conservation area, let alone on island in general. The plot of land where the caravan is situated is incidental to existing residential development, and most likely has been prior to this operation, used by the public for parking or left underutilised as there is no boundary demarcation to the public road. There might be scope for construction of another outbuilding incidental to the existing house, however constraints such as size, proximity to the road, and the two trees situated either side does limit the type of development that can be implemented, furthermore it is not considered there will be loss of housing land given the limitations of the space available for another dwelling to be constructed.

When it comes to the impact on parking, parking has historically been an issue at the General Hospital, resulting in the creation of parking at Maldivia that has alleviated the issue. However as this development is within Jamestown, there is no requirement for the applicant to provide parking spaces in accordance with policy RT.7 nor from our records has the issue of parking been highlighted as a result of this development, with exception to when car washing activities was carried out, which was swiftly addressed by the Police.

In considering this location within the conservation area, this area consists of mixed use development comprising residential and community uses with the dis-used quarry and Run is close proximity. It could be argued that the top of town does not provide the same value in terms of its architectural uniformity in comparison to the lower part of town. Nevertheless in its current condition, the caravan is not considered to enhance or protect the setting of this area as it is quite conspicuous being orange in colour, and fails to form any coherence with existing development with its finish, thus failing to comply with policy BH1c).

On the other hand, the caravan and its use as a takeaway has been established at this location for over seven years, where the applicant has provided this service for the general public, staff and users of the General Hospital. Currently, there is no other hot food outlets situated within this area with exception to shops located a few minutes walking distance to the north and south, this development addresses this need with the additional benefits of job creation for a single employee, as well as encouraging trade from an economic perspective in accordance with policy EP1. In speaking with the landowner prior to the submission of this application, it is not intended for this development to remain on a permanent basis, and at some point will ask the applicant to leave the site. Based on this as well as eliminating any permanent harm to the amenity of the area, it is recommended that permission shall only be granted for a period of two years and mitigation measures are carried out to reduce the visual impact on the street scene. Overall, whilst the development does not comply with the built heritage policy, the development is considered to comply with policy EP1 with material considerations such as the social and economic benefits. Provided appropriate measures are carried out to remedy the impact the development will have on the setting of the conservation area, this is considered acceptable on a temporary basis.