

Planning Officer's Report – LDCA FEBRUARY 2025

APPLICATION	2024/48 – Proposed Construction of Water Storage Tank
PERMISSION SOUGHT	Full Permission
REGISTERED	24 th September 2024
APPLICANT	Connect St Helena Ltd
LOCALITY	Adjacent to Cason's Car Park, Blue Hill
ZONE	Green Heartland
CONSERVATION AREA	None
CURRENT USE	Pasture Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 26th September 2024▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th October 2024
REPRESENTATIONS	One Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. PLANNING BACKGROUND

The development application was discussed at LDCA meeting in December 2024, where the item was deferred to allow a site visit for members to assess the location and potential impact of the development. A site visit was carried out on 10th December 2024, where in attendance was LDCA members, officers and the applicant. It was determined that a revised scheme should be considered for the tank to be situated to utilise the natural berm on-site.

A revised proposal has been received replacing the original submission. The details of consideration are now as follow:

Diagram 1: Revised Site Layout

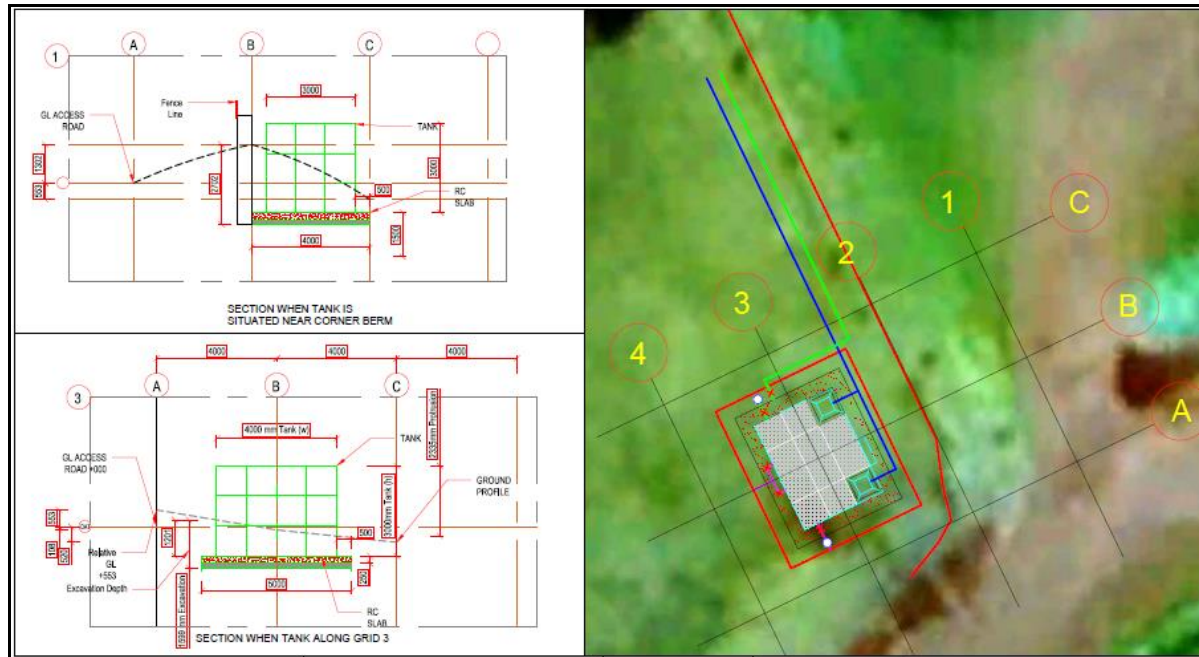


Diagram 2: Revised Visual Concept



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:

- Green Heartland Policies GH1, GH.5 & GH.6
- Water Supplies Policies W1 a)
- Emergency and Public Services ES1

OFFICER'S ASSESSMENT

The tank will be situated against the natural berm (unlike the details previously seen by members). This has resulted in the tank having less visual impact from the eastern side, minimising the harm even further than the initial revised scheme. Given this development is a key piece of infrastructure and consideration has been made to reduce the harm along with conditions relating to the colouring of the tank to ensure there are no adverse impacts resulting of the development on the landscape, this proposal is considered acceptable.