

Planning Officer's Report – LDCA DECEMBER 2024

APPLICATION	2024/52 – Install a Mast & Microwave Link Antenna
PERMISSION SOUGHT	Full Permission
REGISTERED	20 September 2024
APPLICANT	Solomon & Company (St Helena) Plc
PARCEL	HTH0146
LOCALITY	Half Tree Hollow Supermarket
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Commercial
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 11 October 2024.▪ A site notice displayed in accordance with Regulations.
EXPIRY	25 October 2024
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 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	No Response
11. Economic Development	No Response
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 development site is at Half Tree Hollow Supermarket, where the plot is designated within the Intermediate Zone and not in any conservation area.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to install a mast measuring approximately 4.3m in height that will support a microwave antenna. The microwave link antenna is approximately 300mm in diameter and is commonly used by business premises that require internet connectivity via Sure SA Ltd network. The proposed microwave link will address internet dropouts for communications for the Half Tree Hollow Shop. The mast will be located on the northern end of the main shop at the southern end of the access ramp.

Diagram 2: Proposed Floor Layout

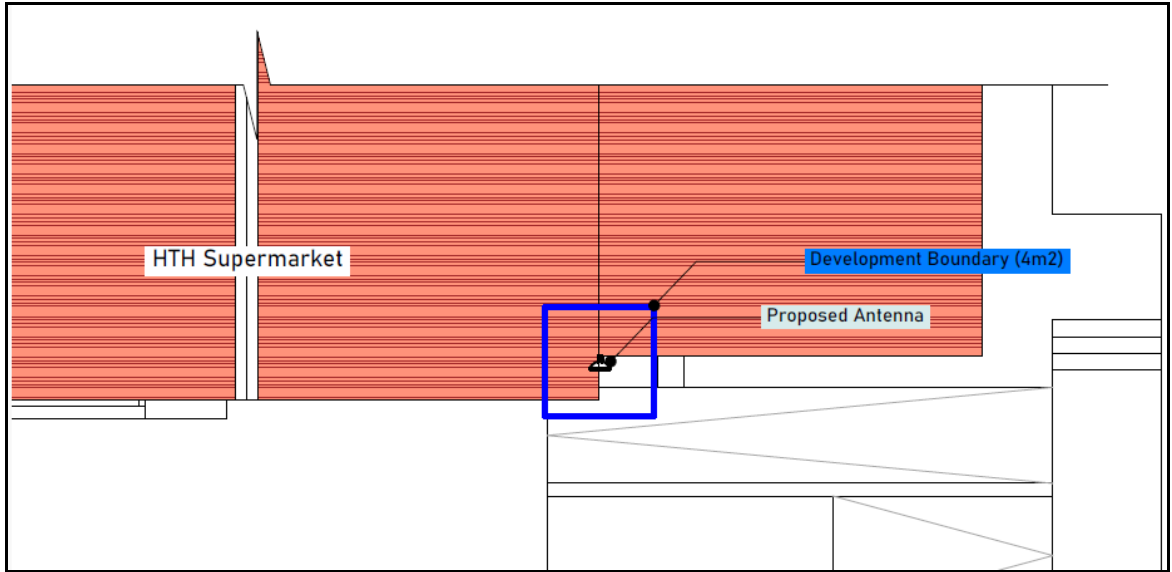


Diagram 3 Proposed North Elevation

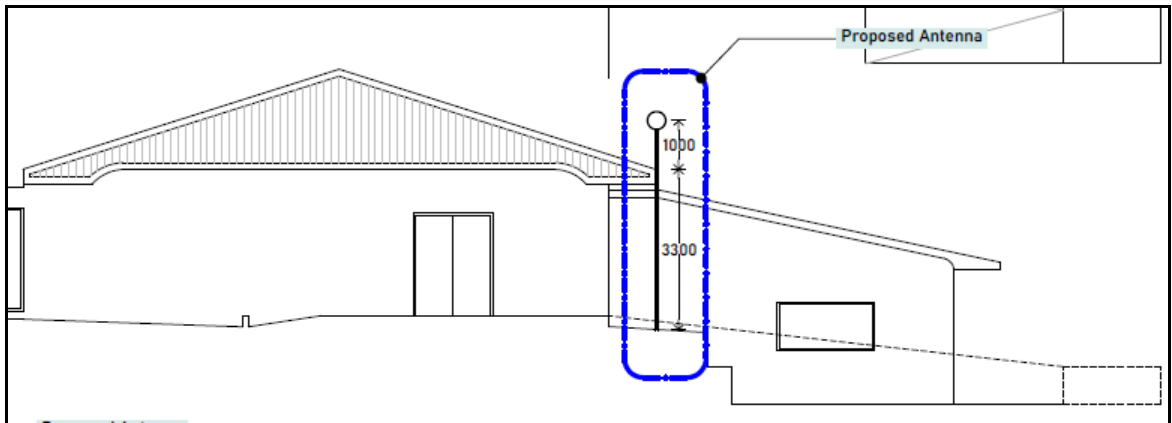
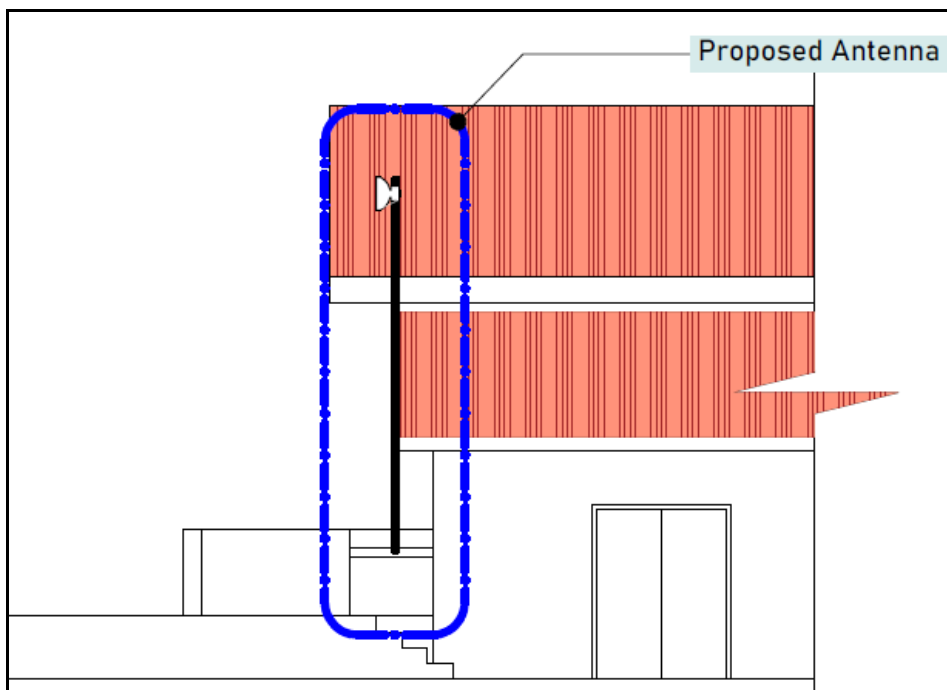


Diagram 4: Proposed West Elevation



STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no representations or objections received from stakeholders or any 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:

- Intermediate Zone Policy IZ1
- Telecommunications Policy TX1 b), d)

OFFICER'S ASSESSMENT

The proposed development will address the current needs of the developer to address on-going problems with internet drop-outs at Half Tree Hollow supermarket. It is a requirement of Policy TX1 b) that subject to an Environmental Impact Assessment, there will be a presumption in favour of development for the erection of antennae. The Officer concluded during the screening opinion that the proposed development would not have any significant impact on the environment and therefore an EIA report was not required to be submitted with this development application.

The impact of the development is visual, however given its siting in close proximity to the existing building, its small mass and as it will not protrude above the ridgeline of the supermarket, this development will not be prominent and therefore will not result in any harm to the amenity of the area.

Policy TX1 d) requires that any telecommunications equipment will be removed if it is no longer required. A condition will be attached to require removal in these circumstances.

It is therefore considered to be acceptable in line with the relevant planning policies.