

Planning Officer's Report – LDCA APRIL 2025

APPLICATION	2025/12 – Permanent Siting of 20ft Container for Storage Purposes
PERMISSION SOUGHT	Permission in Full
REGISTERED	4 th March 2025
APPLICANT	Royal St Helena Police Service C/o Mr Gary Henry
PARCEL	PB0044
LOCALITY	Firing Range, Cox's Battery
ZONE	Coastal Zone
CONSERVATION AREA	The Barn & Stone Top
CURRENT USE	Firing Range
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 6th March 2025▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 th March 2025
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 Objection
4. Roads Section	No Response
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Objection - Comments
8. ENR&P	No Objection
9. St Helena Police Services	The Applicant
10. Aerodrome Safe Guarding	No Objection
11. Economic Development	No Objection
12. National Trust	No Response

13. Heritage Society	Objection – Comment
14. Sure SA Ltd	No Objection
15. Maritime Authority	Not Applicable

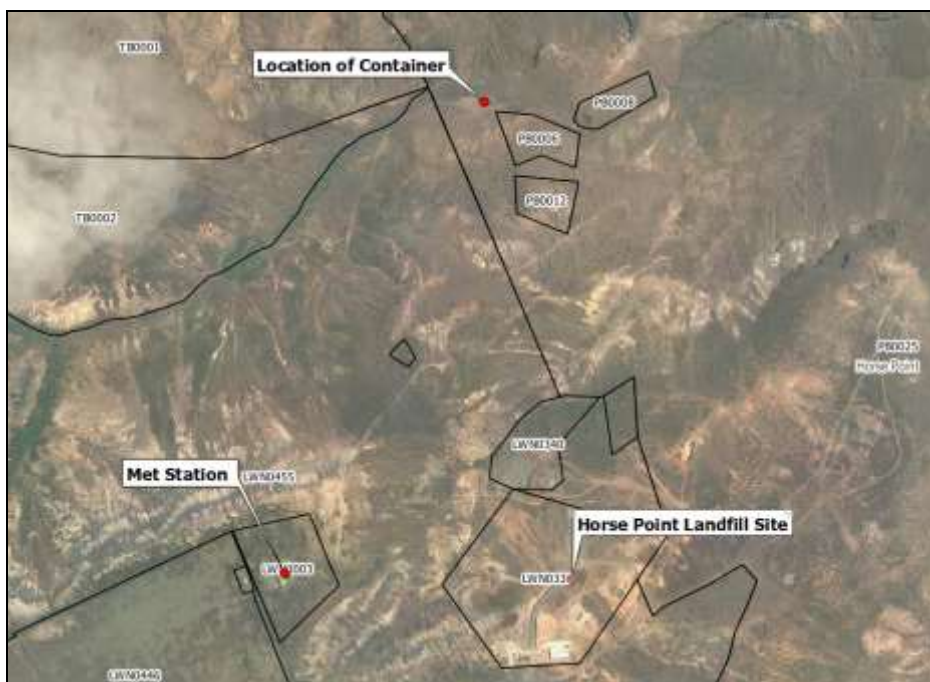
B. PLANNING OFFICER’S APPRAISAL

PLANNING HISTORY

Development permission was granted for a Police Rifle Range on 23rd March 2011, application referenced 2011/19. The site is located within the Coastal Zone as well as the Barn & Stone Top Conservation Area. The site is in operation as a Rifle Range since 2011 following development permission been granted. The development consent subject to number of condition, including one restricting the erection of any permanent structure(s) on the site.

A development application was submitted in 2017, reference 2017/61, requesting to site a twenty foot container permanently at the site to store various items relating to fire arms training. In view of the condition included on the development permission, reference 2011/19, the applicant was advised that only temporary permission would be considered and it was recommended to the LDCA that temporary permission be granted for a period of six months on to enable the applicant to consider a longer-term solution. This was approved by the LDCA at its meeting in September 2017 for a period of six months. A further development application was then submitted referenced 2018/31 requesting permanent siting, however permission was only granted for two years on the basis of being located within the firing lane itself.

Diagram 1: Location Plan



THE PROPOSAL

The permission referenced 2018/31 has lapsed however it has come to our attention that the container was never re-positioned in accordance with the previous approval, and has remained in the location seen in diagram 2. The reason given by the applicant for the container not being relocated to the firing lane itself was due to budget constraints at the time. The planning officer has asked if there is any intention to have as part of this development application to have the container sited within the firing lane, but has been advised the intention is to replace the container in the location it is currently in due to the same reason. The request is therefore now to replace the container on a permanent basis in the location as seen on diagram 2 being a direct replacement as a result of corrosion.

Diagram 2: Current Location of the Container (To remain as part of Application 2025/12)



Diagram 3: View from Flag Staff (Entrance to the Barn Post-box Walk)



Diagram 4: Previously Approved Location in 2018/31

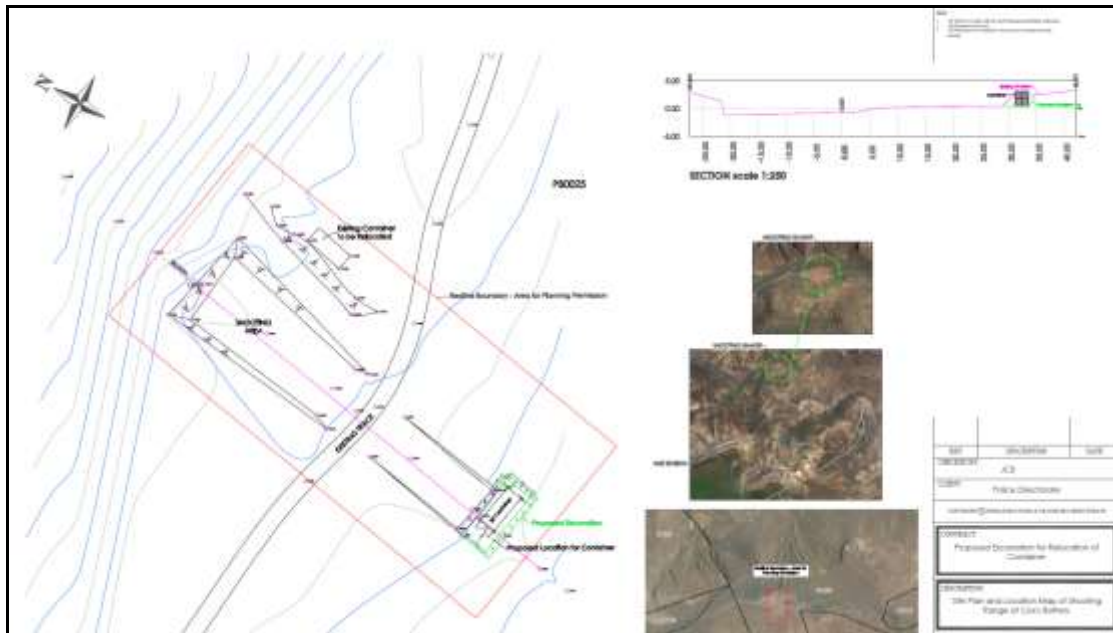


Diagram 5: Existing Container to be replaced (Viewed from East of Site)



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from members of the public however, an objection was received from the Heritage Society as detailed below and comments were received from two stakeholders, also outlined below.

St Helena Airport – No objection: ‘The St Helena Airport has no objection to the replacement of the existing storage container at Cox’s Battery. However it is the responsibility of the applicant to inform the Airport, operations@sthelenaairport.aero 48 hrs prior to the work being carried out.

Environmental Health – No objection: ‘It would be good to know what they hope to store in the container and whether it required any hazard labelling or other form of security.’

Heritage Society – Objection: ‘The Heritage Society objected to the application for this container in 2018 under application 2018/31 and it was granted a temporary permission. The Heritage Society repeats its objection but now more strongly because it notes that still no attempt has been made to camouflage the container or otherwise ameliorate the damage caused to the historically and environmentally sensitive setting by construction of the firing range. It is therefore in contravention of LDCP policies Nh1(b) and BH1(b) and should be refused. The Heritage Society considers that if a storage structure is required here, it should be in the form of a small, simple, traditional stone shed, with a pitched roof (which might be constructed around and over a container) but not otherwise.’

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:

- Coastal Zone Policies: CZ1 & CZ.6
- Emergency and Public Services ES1
- Natural Heritage: NH1 a) NH1 b)

OFFICERS ASSESSMENT / APPRAISAL

With regards to this particular development within the National Conservation area, the main aspect to consider is the visual impact. Diagram three demonstrates a good example overlooking Cox’s Battery from Flag Staff, where it is obvious that with the naked eye, one will not see the container unless you know it is there. Diagram two and five represents the obvious visual impact this container has on the landscape. It is worth noting that no complaints has been received by the Planning Section regarding this container since it was sited in 2017. Whilst not ideal there is a need for this development to ensure an efficient and effective operation by providing storage on-site relating to firearms training for the island in terms of security and wellbeing to the general public, and therefore complies with policy ES1.

However any permanent siting would be in direct contravention of the policy and previous decision notice, and would set a precedent in future development.

It is therefore of the officer’s opinion that a further temporary consent is granted for siting of the container which should allow sufficient time for the applicant to consider alternative options. A condition has been added to ensure the time period is

stipulated and the container is used solely for the storing of equipment that is not fire-arms or ammunition.