



St Helena
Government

Open/Closed Session: Open Session

Subject: DEVELOPMENT APPLICATION 2024/17:

Amendments to Rupert's Container Handling Facilities (previous approval Planning ref 2020/41), Lower Rupert's, Rupert's Valley

Presented by: Minister for Environment, Natural Resources and Planning Portfolio

Decision Sought:

Executive Council sitting as the Planning Authority is asked to consider and advise whether Full Development Permission should be granted, with Conditions, as recommended for Amendments to Rupert's Container Handling Facilities (approval previously given under development application 2020/41), Lower Rupert's, Rupert's Valley.

Reason for Recommendation for Approval

The Development Application is being referred to in accordance with Section 23(2)(b)(i) of the Land Planning and Development Control Ordinance 2013 as the grant of development permission must be considered in accordance with the Direction to Chief Planning Officer, 14 June 2022 under Paragraph. 3 c) "The development of land ... within fifty meters of the sea". The proposed development is within Coastal Zone policy area. However, it also needs to be acknowledged that the policies do allow for development in such areas if it can be demonstrated that it provides economic benefits to the Island.

Comments of Land Development Control Authority

At the meeting of the Land Development Control Authority (the Authority) on 17 June 2024, Members considered the Chief Planning Officer's report on the development application seeking FULL Development Permission for Amendments to Rupert's Container Handling Facilities, Lower Rupert's, Rupert's Valley, specifically to increase numbers of personnel and the days they would be there, to a permanent position. This has resulted in the need to increase the office floor space and reconfigure the internal layout of two buildings: the Port Control Building and the Container Freight Station.

The report submitted to the Authority is included as an Annex. The Authority welcomed

the proposed development and the detailed design and considered that the proposal would result in an enhancement/improvements which result in better utilization of the buildings.

Concerns were raised that the Fire Service had not replied to stakeholder consultation. This would be a matter to be decided under the relevant section of the Building Regulations, rather than being a planning issue. The number of WCs provided, was also raised by the Authority as this would result in less for more personnel, this will also be a matter for a decision later under the Building Regulations.

The Authority did not raise any other concerns or issues.

The Authority advised that conditions should be attached to ensure that the details approved under conditions to be discharged relating to the originally approved scheme (Planning Ref 2020/41) are implemented and that further details are to be submitted for consideration by the Chief Planning Officer on behalf of the Authority.

Christine Scipio
Minister,
Environmental, Natural Resources & Planning
19 July 2024

