

Planning Officer's Report - LDCA OCTOBER 2019

APPLICATION	2019/39 – Extension & Alterations to Existing Wind Farm Building
PERMISSION SOUGHT	Permission in Full
REGISTERED	25 th April 2019
APPLICANT	Connect St Helena Ltd
PARCEL	DW0170
SIZE	0.05 (228m ²)
LAND OWNER	Crown Estates
LOCALITY	Wind Farm, Deadwood
ZONE	Coastal Zone
CONSERVATION AREA	Deadwood
CURRENT USE	Wind Farm Control Building
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 26 April 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 May 2019
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Response
4. Fire & Rescue	No Response
5. Roads Section	No Objection
6. Property Division	No Response
7. Environmental Management	No Response
8. Public Health	No Response
9. Agriculture & Natural Resources	No Response

10. St Helena Police Services	Not Consulted
11. Aerodrome Safe Guarding	No Objection
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

Parcel SH0509	:	869m ²
Proposed Building Footprint	:	130m ²
Plot Coverage	:	15%
Apex Height	:	5.2m
Eaves Height	:	2.6m
Eaves Overhang	:	0.5m

C. PLANNING OFFICER'S APPRAISAL

1.0 LOCATION & ZONING

1.1 The development site is located on approximately 80m east of Haul Road, Deadwood. The site has been developed as windfarm following development consent in 2008. There are total of twelve wind turbines built in area over a 200m stretch along Deadwood Plain. There are two wind farm control buildings constructed in the area, one in the south and other in the north of the site amongst the wind turbines. The development site is within the Nature Conservation Area and the Coastal Village Zone.

Drawing 1: Location of Development



2.0 SITE LAYOUT

- 2.1** The land parcel is 0.05 acre (228m²) and there are no topographical constraints of the land and it slopes gradually from south to north. The wind turbines are evenly located six on each side of Deadwood Plain. There are currently two control building amongst the wind turbines. The proposal relates to the extension of the control building in northern part of the site.

Drawing 2: Site Layout and Location Wind Turbines and Control Buildings

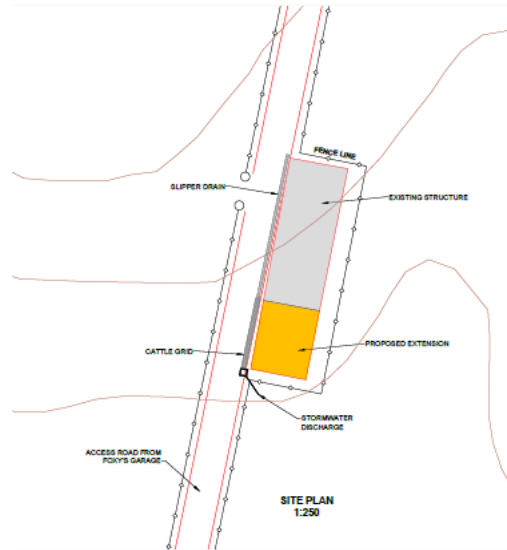


3.0 THE PROPOSAL

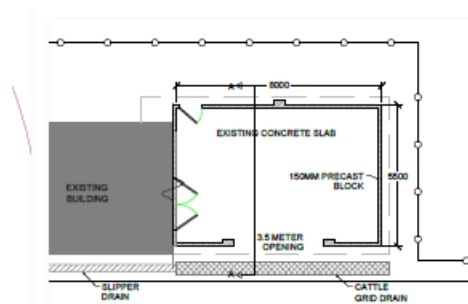
- 3.1** The proposed development is to construct an extension to the south of the wind farm control building that is in northern part of the site and link the two original buildings to utilising the gaps between the buildings and covering over with the extension of the roof. The extension is 8.0m by 5.5m and 5.1m in height to the ridge, 4.4m to the eave. The existing buildings are about a metre shorter in height than the proposed building, so the extension would become a more prominent than the existing building.
- 3.2** The general design and outlook is very small rural commercial building, but given their location and being set back main Haul Road it is does not dominate the landscape and therefore would have only slight visual impact. Given that there are already some buildings around the wind turbines the proposed extension is acceptable. The construction will be in precast blocks and will be render to match the existing. The roof covering is roof tiles to match the existing building roof.

- 3.3 The purpose of the building to provide additional storage and improved facilities for the operator working on the site.

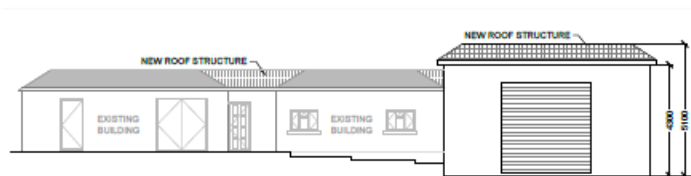
Drawing 3: The Development Layout



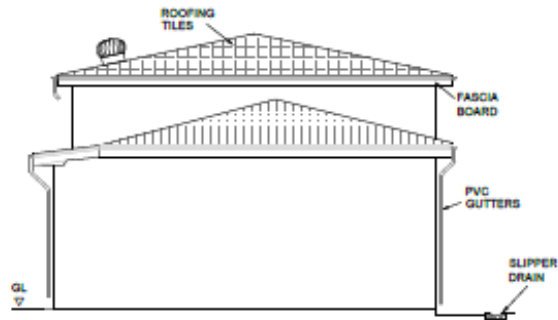
Drawings 4: Floor layout



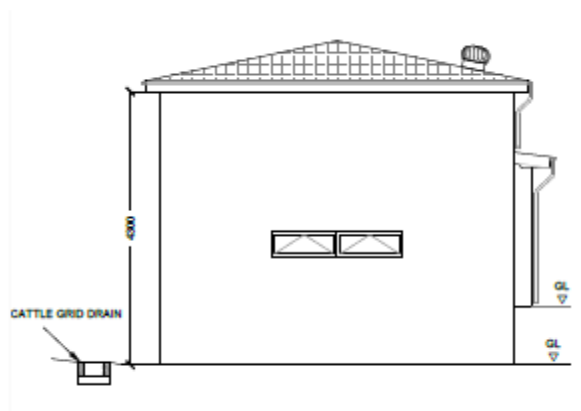
Drawings 5, 6 and 7 Elevations



5. West Elevation



6. North Elevation



7. South Elevation

3.4 There are existing service connection to the building and there no issues with small increase that is likely to arise from the new building.

4.0 POLICY FRAMEWORK

4.1 Coastal Zone Policy: CZ.1, CZ.2 and CZ.3

4.2 Energy Policies E.1, E.2 and E.3

4.9 Colour of Roof Policy (Annexure 9)

5.0 SUMMARY & CONCLUSION

5.1 The proposed development sit currently has twelve wind turbine that were erected nearly ten years ago, development application reference 2008/23 and there number of small building associated with the energy generation use.

5.2 The proposed development is very modest in size and is set well back from the main highway. Although the existing buildings are visible in the landscape, however, due to size and low height against the wind turbine, they have a very

limited impact. The proposed development is in compliance against the policy framework set out in the LDCP.