

Planning Officer's Report - LDCA December 2019

APPLICATION	2019/83 – Proposed installation of fence and bollards
PERMISSION SOUGHT	Permission in Full
REGISTERED	12 September 2019
APPLICANT	ANRD, SHG (Forestry Officer)
PARCEL	JT040007
SIZE	1.25 acres
LOCALITY	Castle Gardens - Jamestown
LAND OWNER	St. Helena Government
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Public Gardens
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 13 September 2019▪ A site notice displayed in accordance with Regulations.
EXPIRY	27 September 2019
REPRESENTATIONS	Representation received from the Heritage Society
DECISION ROUTE	Delegated / LDCA / EXCO
PREVIOUS APPLICATIONS	None
SITE VISIT	3 rd October 2019 (IM PS)

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection (<i>Comment: Be aware that underground electricity cables are running from Porteous house to the Library</i>)
d) St Helena Fire & Rescue	No Response

e) St Helena Roads Section	No Objection
f) Heritage	Objection
g) Environmental Management	No Response
h) Public Health	No Response
i) Agriculture & Natural Resources	No Response
j) Property Division (Crown Est)	No Response
k) St Helena Police Service	Not Consulted
l) Aerodrome Safe Guarding	Not Consulted
m) Enterprise St Helena (ESH)	No Objection
n) National Trust	No Response

B. DEVELOPMENT DETAILS SUMMARY

A trellis timber fence and gate is proposed at the nursery facility operated by the private sector contractor on the south end of the Castle Gardens to create a secure area for seedling production. The application also includes the installation of bollards at strategic points within the Castle Gardens to prohibit illegal parking.

C. PLANNING OFFICER'S APPRAISAL

Location: The proposed development is located within the **Intermediate Zone** and the Jamestown **Conservation Area**, where relevant IZ1, NH1 BH1 and BH2 policies apply.

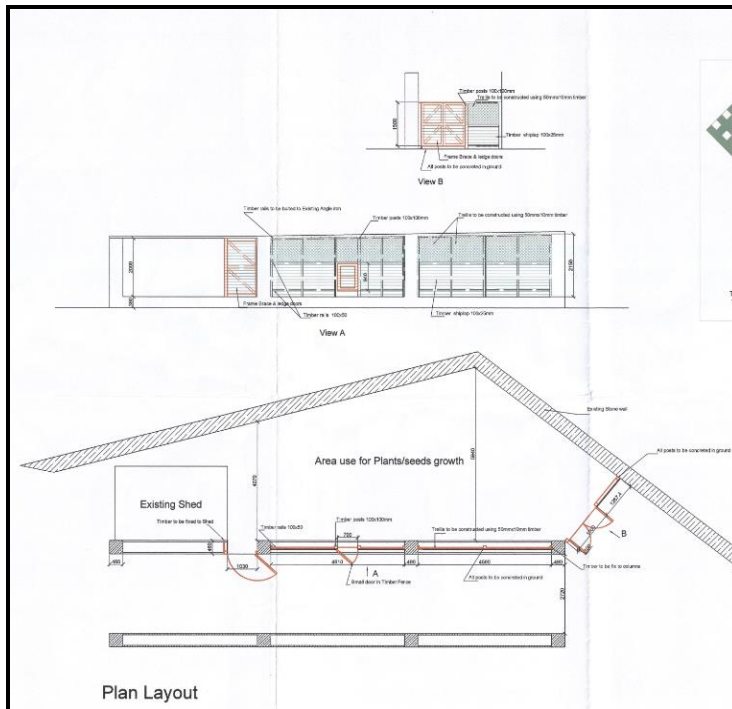
Diagram 1: Location Plan



Proposed Fencing and Gate: It is proposed to enclose the section shown on the plan below and the image above with a timber fence, the lower half panelling and the upper half trellis. The same panel and trellis detail will form the proposed gate. The purpose of the fence and gate is to prohibit vandalism and theft of cut flowers and flowering shrub seedlings produced by the Castle Garden's contracted carer. The

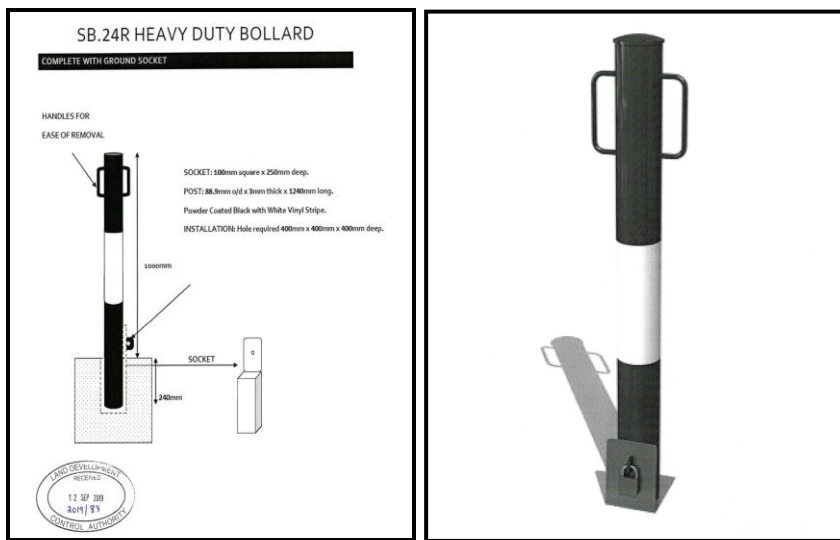
timber panelling and trellis design will have an aesthetically pleasing appearance and fits perfectly with the garden landscape.

Diagram 2: Plan & Elevations (proposed fence/gate)



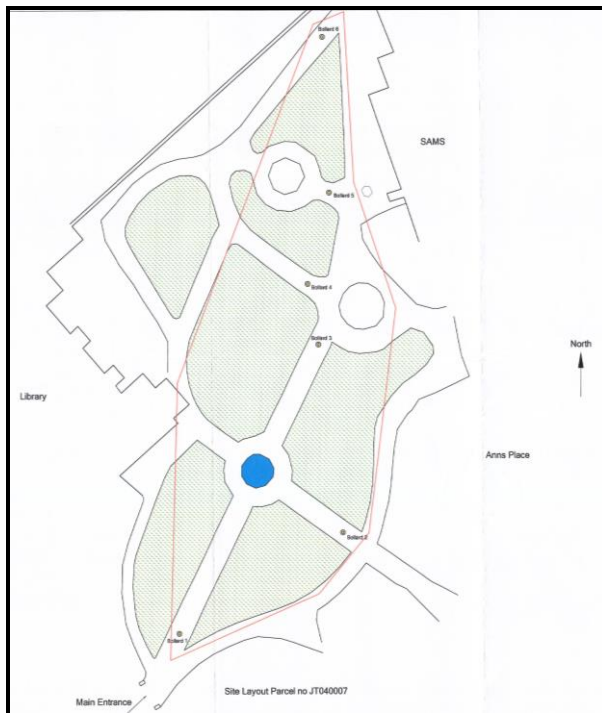
Proposed Bollards: It is proposed to install bollards of the design shown in the diagrams below prohibiting illegal parking within the areas of the Castle Gardens as shown on the site plan below. The proposed bollards are designed to become detachable which will ensure that all vehicles used in providing essential services (tree surgery, library maintenance etc.) to the gardens and surrounding areas are not obstructed in any way. It is also worth noting that illegal parking in the garden area carry's a risk of vehicles receiving damage from projectiles when grass cutting and hedge trimming power tools are used.

Diagram 3 & 4: Proposed Bollards



Report Author: P Scipio
 Authorised by: I Mohammed (CPO)
 Report Date: 04 December 2019
 Application 2019/83

Diagram 5: Site plan (Bollard Position – Castle Gardens



REPRESENTATIONS

A representation was received from the Heritage Society objecting to the proposed development. The Society considers that the proposed bollards are completely inappropriate for the garden setting and could create a pedestrian trip hazard. Planting boxes should be considered as an alternative and these could enhance the garden.

It also comments that great care be taken not to adversely affect the gardens or their setting with the proposed fence and gate.

OFFICERS COMMENTS

The proposed improvement and enhancement is supported, however there are number of areas of concern which still need to be addressed. The original proposal was to enclose the nursery area with chain-linked fence and similarly designed gates. This was considered to be not acceptable in this location and quality of the fencing would detract from the setting of the garden in a conservation area. The applicant was advised to reconsider the fencing and proposal has been amended to erect panel and trellis fencing.

Similarly, there are no issues with regards to the installation of removable bollard to control vehicles access into the garden and manage illegal parking. The concern here is the design and quality of the bollards proposed. There has been discussion with the applicant in this respect as it is considered that an alternative design of bollard would be more appropriate in the garden location. The reason for installing removable bollards is to ensure that access to the garden is still available for authorised vehicles. It is for this reason that planters, as suggested by the Heritage Society, are not an option although they would be a more visually acceptable. They

would also be more restrictive for pedestrian, particularly for pushchairs and wheelchair users.

In order to be able to progress the application, condition will be included on the permission, subject to Members being minded to approve the application, that a detail design of bollard to be installed is approved by the Chief Planning Officer on behalf of the Authority before they are installed. Below is a type of bollard that would be considered to be more aesthetically appropriate in this historic setting and that a solar lamp to light the pathway and alert pedestrians is an option to be considered.

Diagram 5: Alternative Bollard Design Option – Castle Gardens



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: Policies IZ1 (a & b)
- Appropriate to the appearance of the Historic asset and its setting: Policy BH.2
- Assist in the conservation and appreciation of the natural asset: Policy NH.2

OFFICER'S ASSESSMENT

The proposal, both for the fence and the bollards provides a protection to an historic asset and still allow the public to continue to use and appreciate the beauty of the Castle Gardens.

With regard to the appearance, the timber trellis fence has a garden landscape affiliation and thus is aesthetically pleasing. There are options for a different design bollard with a solar lamp as shown above and could be conditioned if approved.