

Planning Officer's Report – LDCA NOVEMBER 2019

APPLICATION	2019/72 – Siting of Port Security Office and Installation of Security Fence for a period of 2 Years
PERMISSION SOUGHT	Permission in Full
REGISTERED	5 th September 2019
APPLICANT	Port Security, St Helena Government
PARCEL	RV0075
SIZE	5.26 acres (2.155Ha)
LAND OWNER	Crown Estates
LOCALITY	Nr Ruperts Jetty, Ruperts Valley
ZONE	Coastal Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none"> ▪ Independent Newspaper on 6th September 2019 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	20 th September 2019
REPRESENTATIONS	One Received from Heritage Society
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Water Division	No Objection
2. Sewage Division	No Objection
3. Energy Division	No Objection
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	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Response

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The location for this proposed development is near Ruperts Jetty at Ruperts Wharf. This area is within the Coastal Zone and has no conservation area restrictions.

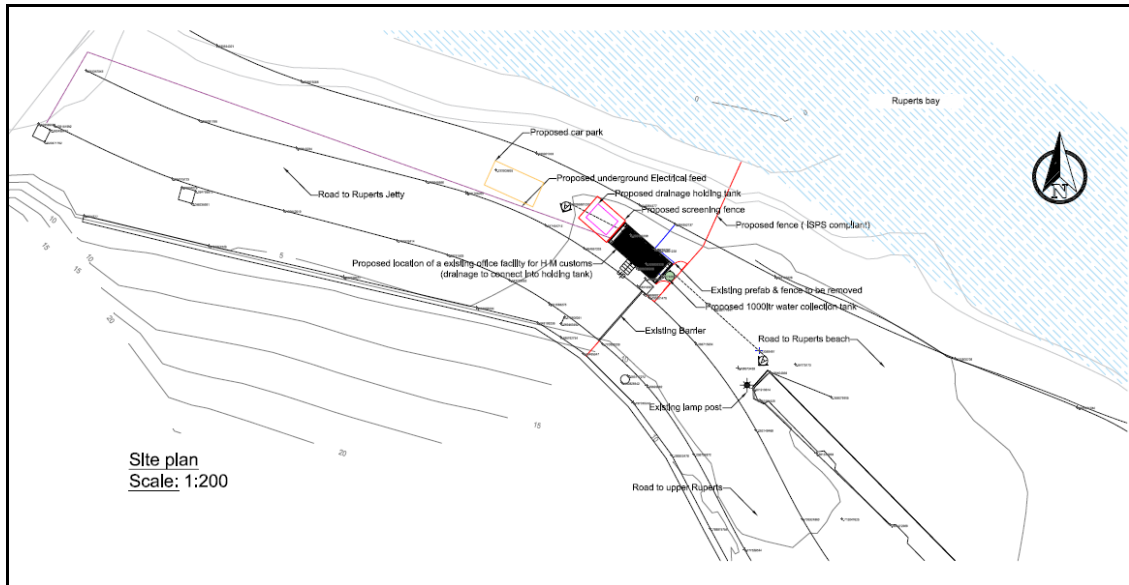
Diagram 1: Locality



THE PROPOSAL

Ruperts has now become the port for cargo operations, since the arrival of the MV Helena. Currently HM Customs and Port Security staff use a small tin hut approximately five square feet, or their work vehicles to sit in during their shifts. This can sometimes be up to a period of 12 hours during the day and night. As this is not a functional nor ideal working environment, the applicant proposes to site a temporary container office solution for a period of two years.

Diagram 2: Site Plan



In order to accommodate the office, the existing prefabricated hut and fence will be removed. The office will then be sited on the north eastern corner of the barrier. The floor layout consists of an office and kitchenette area. An intervening lobby will separate the office from the toilet.

Sewage will be dealt with by a holding tank, which will be emptied periodically. Rainwater from the roof of the building will be directed into a 1000 litre water storage tank with the overflow piped into the sea. Drinking water supply will be connected from the nearest water mains. Electricity will be fed via the existing underground cable north west of the site.

This area will then be sectioned off with a fence, which is to be compliant with International Ship and Port Facility Security Code. This fence comes in 3m sections at 2.9m in height. Secondly a screening fence will be erected around the holding tank to provide some form of visual shielding.

Diagram 3: Example of ISPS Fence to be used



Diagram 4: Floor Layout & Elevations

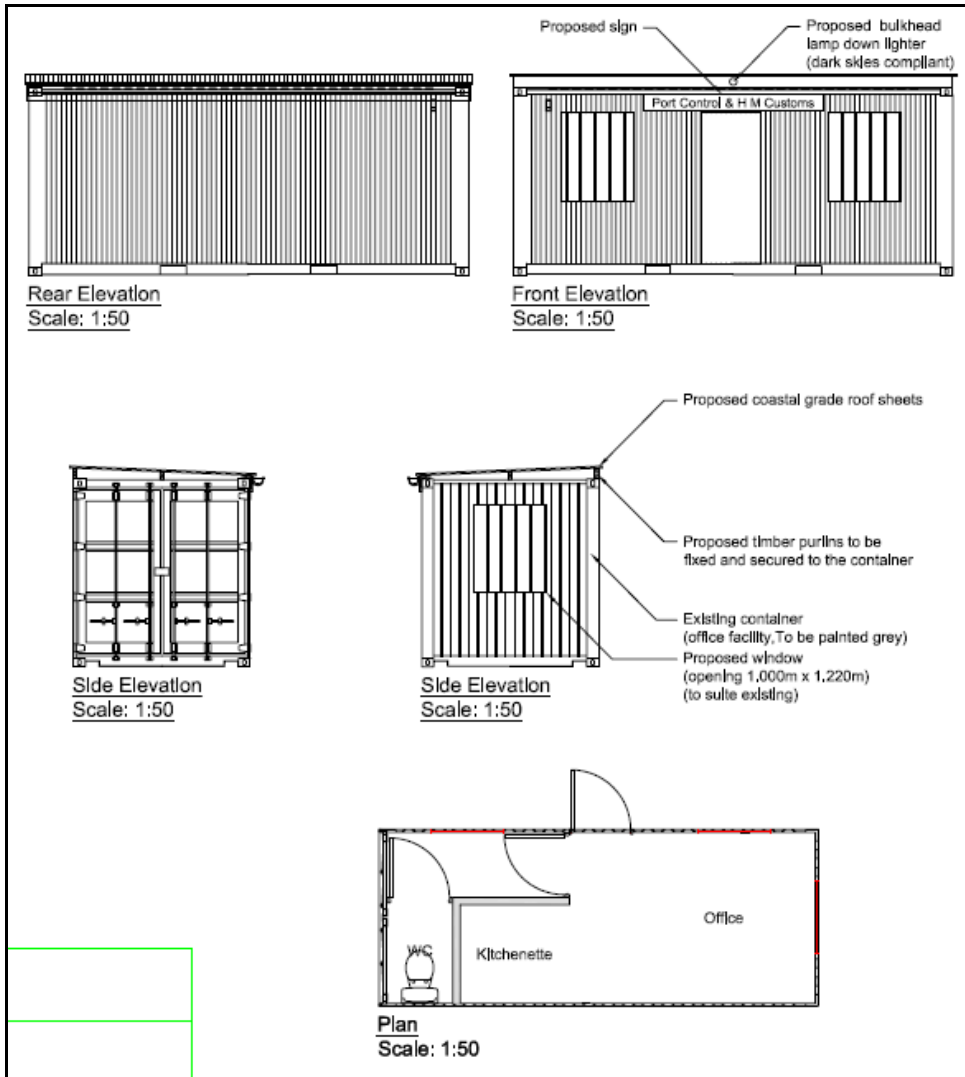
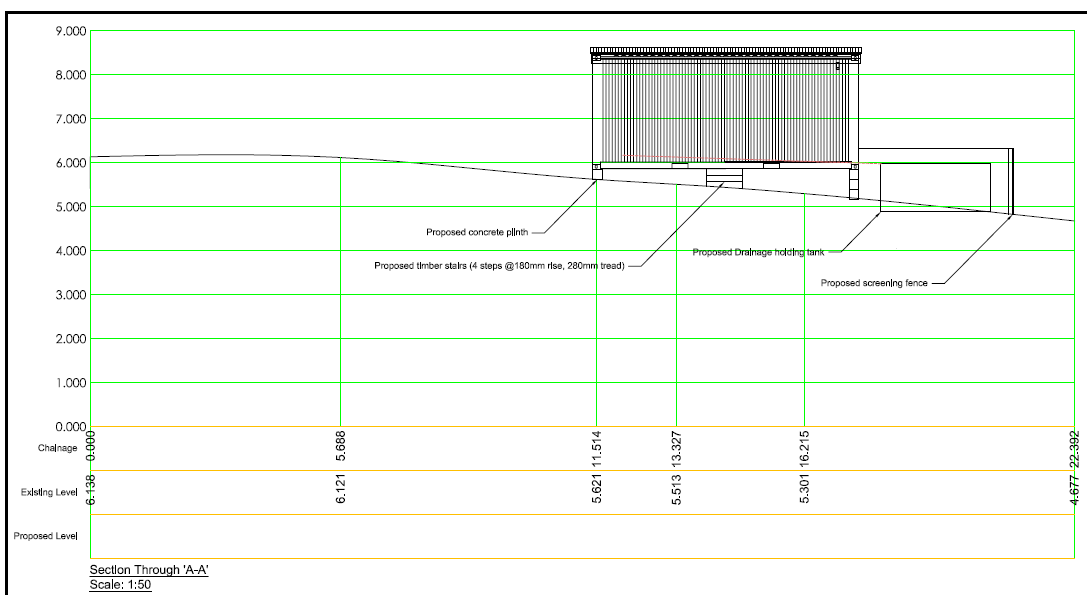


Diagram 5: Section Thro



There was a representation received from the Heritage Society, which highlighted that although temporary permission was not an issue, permanent siting of this structure should not be allowed to continue indefinitely. Overall the content of this representation is not considered a material consideration.

C. PLANNING OFFICER'S STATEMENT & RECOMMENDATION

The proposal complies in terms of the following policies:

- Coastal Zone Primary Policy CZ1
- Water Supplies Policy W2
- Sewage, storm and Drainage: Policies SD1(b, c) and SD7
- Road and Transport Policies: RT7

Overall the proposal is to improve on the current situation their employee's face, which is not practical. Once a permanent facility has been sought, this temporary solution will be removed and reinstated back to its current setting. The site is not currently utilised and therefore would not pose any detriment to the amenity of the area.

D. RECOMMENDATION to Governor in Council: That Development Permission be **GRANTED** subject to the following Conditions:

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.

Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

- 2) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.

Reason: to ensure development is carried out in accordance with the Building Control Ordinance 2013.

- 3) The permission for the location of the container is for a period of two years only. The applicant shall give notice in writing to the Planning Office informing them of the date the container is to be sited on the site. On the expiration of two years from the date of this development, the container will be removed and the area made good. Should the applicant wish to extend this period, a full development application shall be submitted for approval by the LDCA.

Reason: To prevent unnecessary long-term visual impact of the development on the neighbouring amenity and on the expiration of the permission, the

development is removed to ensure that it does not become permanent feature in the landscape.

- 4) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor & Elevation Plans (DWG No. 18|001|2019 & 18|002|2019) received on 5th September 2019 as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved.

- 5) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

- 6) Occupation of the development is not permitted until it is adequately served by a potable water supply, adequate energy supply as well as a foul drainage system, as approved by the Building Inspectors in consultation with the Chief Planning Officer.

Reason: To accord with LDCP IZ1, SD1, RT7 and W3.

- 7) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tank of minimum capacity 450 litres with overflow piped to the sea.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

- 8) Any External Lights shall be designed and sited so that they do not emit light at or above the horizontal and the light source shall not be visible beyond the site boundaries.

Reason: to protect the Dark Skies status of St Helena in accordance with LDCP E8.

- 9) The Colour of Roof shall be dark slate grey.

Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.

Right of Appeal: If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.