

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.

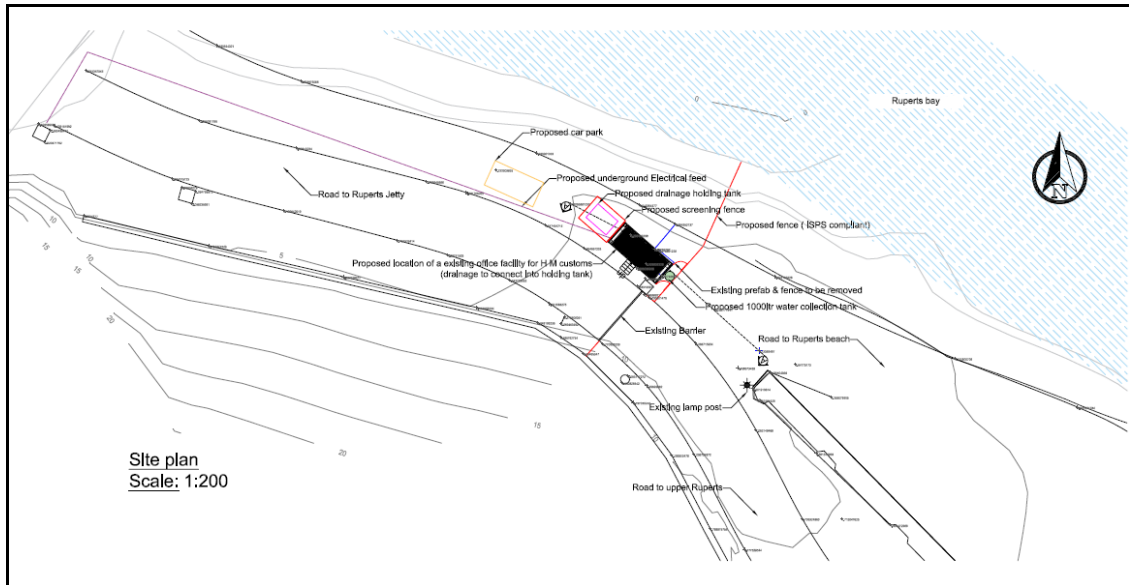
Diagram 1: Locality



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

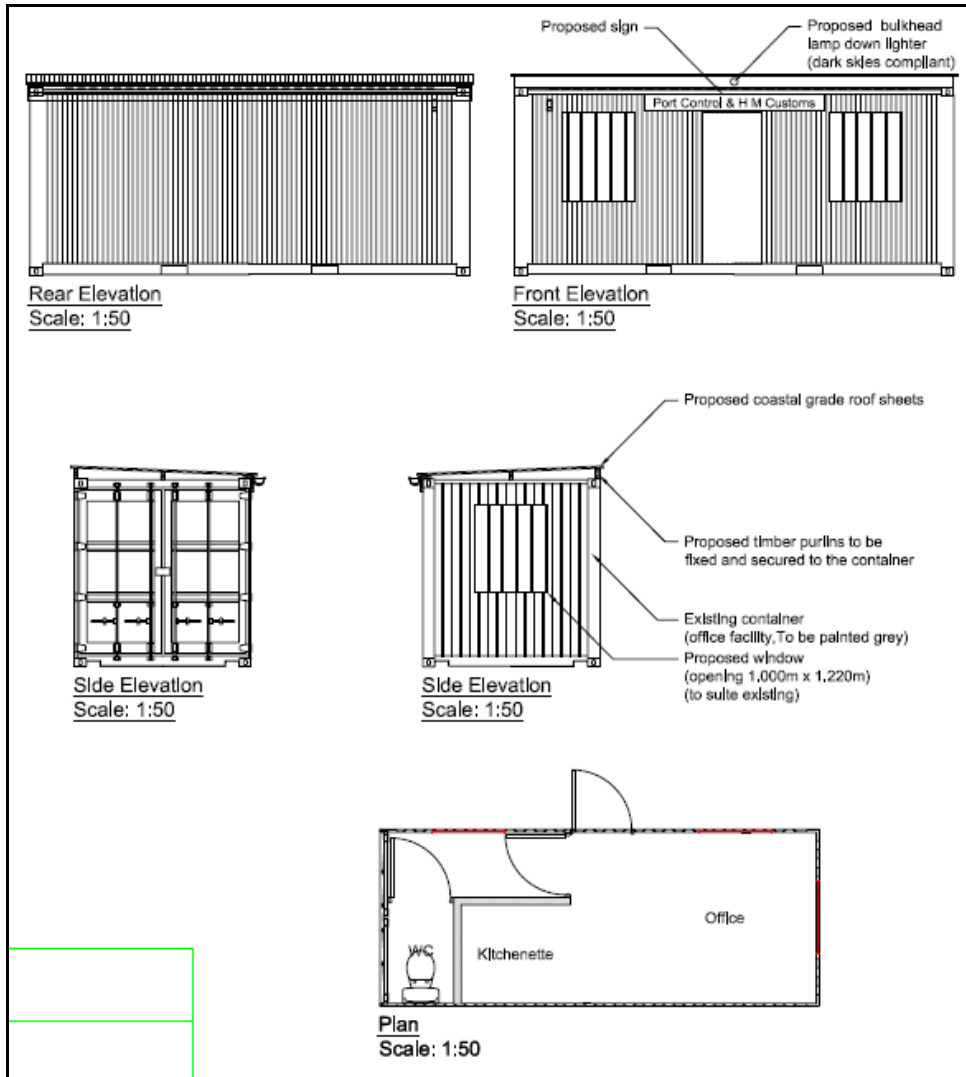
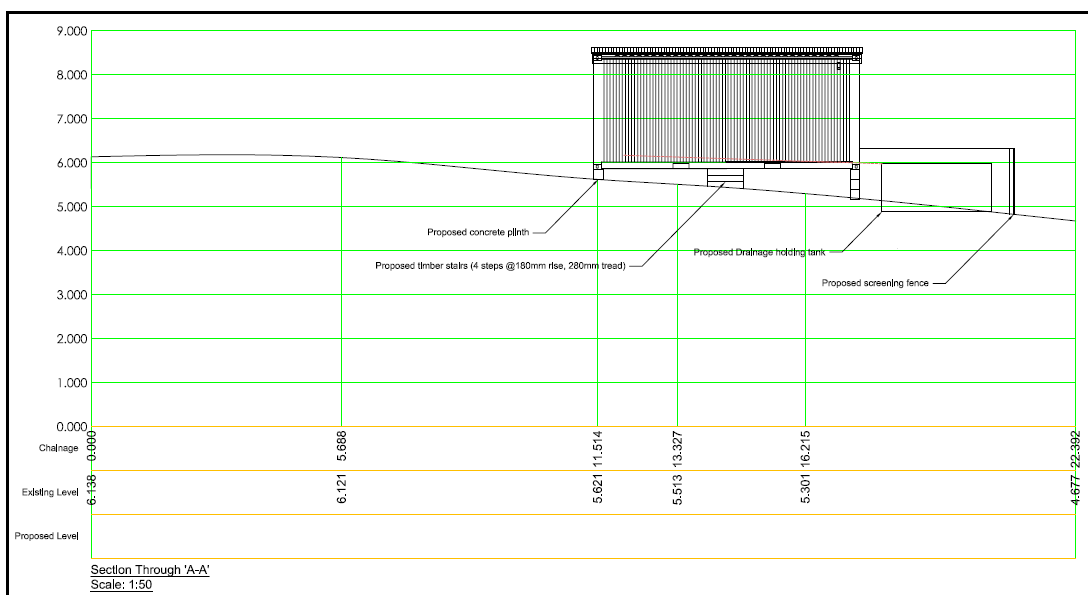


Diagram 5: Section Thro



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

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.