

Planning Officer's Report – LDCA FEBRUARY 2020

APPLICATION	2019/115 – Proposed Custody Suite
PERMISSION SOUGHT	Permission in Full
REGISTERED	19 th December 2019
APPLICANT	Police Directorate, St Helena Government
PARCEL	100040 Jamestown
SIZE	0.36 acres (1476m ²)
LAND OWNER	Crown Estates
LOCALITY	Coleman House, Jamestown
ZONE	Intermediate Zone
CONSERVATION AREA	Jamestown Conservation Area
CURRENT USE	Toilets, Shower Room & CSI Store
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none"> ▪ Independent Newspaper on 20th December 2019 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 th January 2020
REPRESENTATIONS	None received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

- | | |
|--------------------|---|
| 1. Water Division | No Objection |
| 2. Sewage Division | No Objection – Approval given based upon information received from the Planning Officer confirming that the proposed Custody Suite will not increase the sewer load in Jamestown because they will not be put into operation until the existing custody cells cease to operate in the old prison, which is already on the Jamestown Sewer System. |

3. Energy Division	No Objection – Application required for re-test of the electrical installation as a result of any alteration/modifications to the original electrical installation.
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	Applicant
11. Aerodrome Safe Guarding	Not Consulted
12. Enterprise St Helena (ESH)	No Objection
13. National Trust	No Objection
14. Heritage Society	No Response
15. Sure SA Ltd	No Objection

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The application site is at Coleman House, Jamestown. The complex is currently used as the Police Station. The development is designated within the Intermediate Zone and Jamestown Conservation Area.

Diagram 1: Locality



PROPOSAL

Full development permission is requested to demolish the existing toilets, showers and crime scene investigation unit, and construct a custody suite.

The existing block to be demolished, which contains the toilets, showers and CSI unit, and will now be constructed within the open yard adjacent to the office blocks as a separate block. The footprint will measure approximately thirty nine square metres and constructed out of concrete block work and IBR roof sheeting. The roof will be of a hip design.

It is envisaged once demolition works are completed, ground works will be undertaken to create a platform at the same level as the existing office building. This will enable accessibility to all members of the public, relinquishing the need for ramps or lifts to be used on-site with exception to what already exists.

Proposed is a ninety six square metre building comprising a custody desk area, four holding cells, exercise yard, shower room, two store rooms, kitchen, interview room, consultation room and medical room with separate toilet, which will be constructed in its place. External materials consist of rendered block work and IBR roof sheeting for the roof. The roof will be of a hip design.

RATIONALE

The custody suite at present is situated within the complex of HMP Jamestown; as such it has been condemned as not fit for purpose, either for now or future use following advice from the FCO Prison Adviser and the Human Rights Commission. Current conditions and facilities at the Prison and Custody Suite are substandard. The number of arrested persons are rising. The Human Rights inquiry highlighted that there is only two custody cells within the Jamestown site, the police cells can each accommodate one prisoner, which causes problems if there are more than two arrested persons at one time. On occasions the women's section has had to be used to house male arrested persons.

The ultimate objective is to provide Saint Helena with a purpose built custody suite that is safe, secure and fit for use at Coleman House, that can deal with PACE prisoners and those interviewed under caution, as well as being somewhat future proofed against a potential rise in the criminal population.

St Helena Government intends to build a new prison in the Bottom Woods area of the Island, with a police custody suite as part of the prison project. The current building and environment does not lend itself to further development without considerable financial implications.

It has been highlighted that the site at Bottom Woods is not practical for the custody suite from a location standpoint, as it's a twenty five to thirty minute drive from the current police station, meaning additional staffing requirements and increased time travelling between two locations. It is proposed that a purpose built suite of four custody cells be created at Coleman House, as it greatly reduces the cost than the proposed design at the new prison site and combats the issues raised above.

STAKEHOLDER FEEDBACK

No objections was received, however responses was accompanied with comments from a number of stakeholders.

Excluding those mentioned in Section 'A'; one of the stakeholders being Sure SA Ltd, highlighted that there is *'50mm ducting containing fibre cable, which is feeding the building and is within close vicinity of the proposed Command Suite and CSI store building.'* Therefore they have requested that the developer contacts Sure technical staff when excavating in this area to confirm location of ducting.'

This is something that can be conditioned to ensure protection of existing infrastructure is undertaken.

Secondly comments was received from National Trust, which read as follows – *'In terms of conditions, as the site is located within the Jamestown HCA and ground disturbance is proposed (e.g. the footing of the building to be constructed in the current yard), we would request the following:*

- 1. That the HER be checked for indication of any burials that may be disturbed by the development and, if necessary suitable specialist be consulted and appropriate steps taken to mitigate the disturbance of any human remains,*
- 2. That all interventions that break ground be accompanied by an archaeological watching brief; and*
- 3. Appropriate records be created and shared of any archaeology encountered.'*

With the history of the site and previous development applications, this is something that will be conditioned as such to ensure any artifacts and or human remains are not affected by the proposals.

Diagram 2: Existing Toilets, Showers and CSI Room (To be demolished)

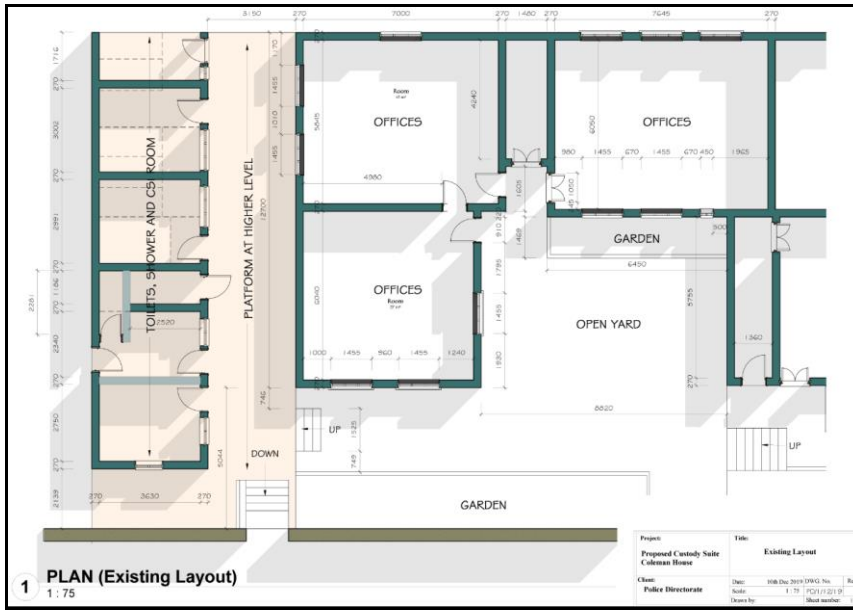


Diagram 3: Proposed Floor Layout

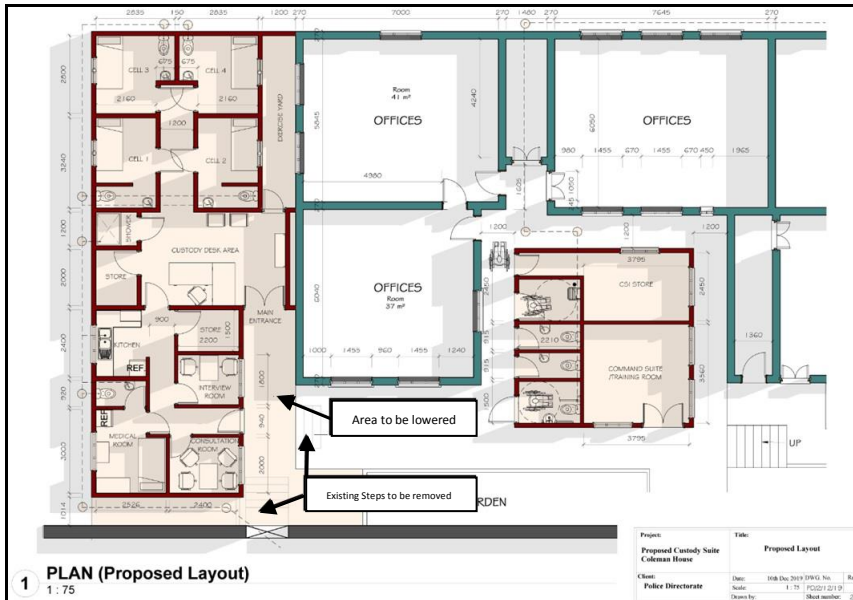


Diagram 4: Proposed Elevations



Diagram 5: 3D Renders



Diagram 6: Section Detail



LEGAL & 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

- IZ1 a) b) d) f) g)

Sewerage and Storm Drainage

- SD.4, SD.7

Built Heritage

- BH1 c), BH5.

OFFICERS ASSESSMENT

The building to be demolished has no historical significance or connection with the Burial Ground. The proposal in terms of siting, scale, details external materials and its appearance is in keeping with the surrounding buildings. The rationale behind the proposal explains numerous benefits this will bring, which will complement the existing function of the site.

Furthermore no detrimental impacts will arise as a result of this development, where the proposals will not be out of context with development consistent within this conservation area, and therefore can be supported.

C. PLANNING OFFICER'S RECOMMENDATION:

LEGAL FRAMEWORK

1) In accordance with Section 23(1) of the LPDC Ordinance, 2013, the Governor-in-Council DIRECTS the Chief Planning Officer to refer to the Governor-in-Council all Applications for Development Permission which proposes the development of buildings or sites, which are (or are proposed to be) used for (b) the custody of persons sentenced or ordered by the court to be imprisoned or otherwise detained, whether for a fixed period of indefinitely or otherwise for purposes connected with the administration of justice or emergency services (Section 7).

The Land Development Control Authority recommends to the Governor in Council to Grant Full Development Permission, 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 development shall be implemented in accordance with the details specified on the Application Form; Location Plan, Floor & Elevation Plans (DWG No. PD/1/12/19, PD/2/12/19, PD/3/12/19, PD/5/12/19 & PD/6/12/19) received on 19th December 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.

- 4) No excavation work on the site shall be made unless an archaeological watching brief has first been put in place to regulate the work such that a record is made of all archaeological remains including evidence of human burial.

Reason: the site is a former burial ground where remains are likely to be found and need to be handled with due respect and recording, in accordance with LDCP policies BH1 and BH6.

- 5) Prior to development commencing, the developer is to contact Sure SA Ltd Technical Staff to ensure the existing infrastructure is not affected during the excavation period.

Reason: In the interest of protecting existing infrastructure and public safety.

- 6) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and

towards neighbouring properties the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

Reason: To assist the control and limitation of environmental particulate pollution.

- 7) 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).

- 8) The proposed custody suite shall not be occupied until its Foul Drains (to include both black & grey water) have been completed, approved and connected to the existing public sewer system. All parts of the sewerage system, including any pipework to be laid underground, apart from access covers and vents unless otherwise agreed with the Chief Planning Officer in collaboration with the Building Inspectors.

Reason: To avoid creating pollution and to accord with LDCP policies SD1 and SD7.

- 9) 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.

- 10) Stormwater Practices: Stormwater should be managed on site and not allowed onto the public roadway or neighbouring properties.

Reason: To protect public and private amenity and accord with LDCP SD1.

- 11) 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.

12) The Colour of Roofs shall be a similar red as the surrounding buildings.

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.