

Planning Officer's Report - LDCA February 2020

APPLICATION	2019/112 – Proposed replacement of existing & additional Solar Type Street Lights
PERMISSION SOUGHT	Permission in Full
REGISTERED	17 December 2020
APPLICANT	I&T Directorate – SHG
LOCALITY	Central & Lower Jamestown
LAND OWNER	Crown
ZONE	Intermediate
CONSERVATION AREA	Heritage Coast / Jamestown Historic Conservation Area
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none"> ▪ Independent Newspaper on 20 December 2019
EXPIRY	10 January 2020
REPRESENTATIONS	Three representations were received: St Helena National Trust, Heritage Society and Andrew Pearce.
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

a) Water Division	No Objection
b) Sewage Division	No Objection
c) Energy Division	No Objection
d) St Helena Fire & Rescue	No Response
e) St Helena Roads Section	No Objection
f) Heritage	Objection - Comments
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	Objection - Comments

Report Author: P Scipio

Authorised by: I Mohammed (CPO)

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B. DEVELOPMENT DETAILS SUMMARY

It is proposed to replace the current high energy consumption streetlights with heritage style lighting columns that will be more energy efficient (solar and LEDs) in the Jamestown area.

C. PLANNING OFFICER'S APPRAISAL

Location: The area for the proposed replacement street lighting is located in two different zones within Jamestown in relation to the type of street lighting proposed and that is for Heritage and Non-heritage design.

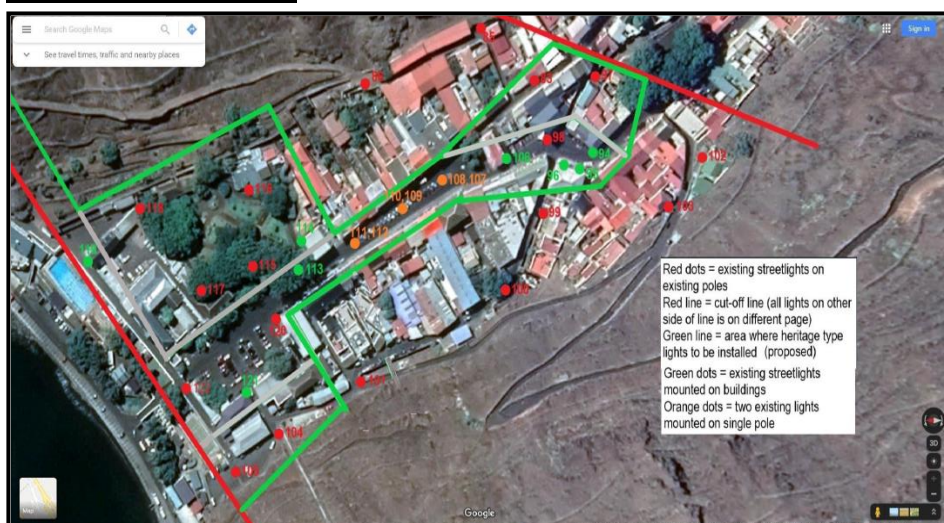
Heritage Zone: from the Market area to the lower wharf, as seen on the location plans below.

Non-heritage zone: above the Market area southwards up to the bottom of Constitution road.

Diagram 1: Location A



Diagram 1: Location B



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Existing: There are currently 77 high energy consumption streetlights installed in the Jamestown area (Area between Jamestown Wharf and bottom of Constitution road). 34 lights are situated in the heritage conservation area (below the Market) and 43 lights in the non-heritage area.

Majority are “Mercury Vapour” 125 Watt high energy consumption streetlights.

Proposed: In the Heritage zone - In order to comply with the specification for lights in this zone, the plan is to replace all streetlights with LED mains heritage type streetlights. See Diagram 3 for details and specifications of lights.

- Of the 34 lights in the heritage zone, six of them are currently installed on the sides / corners of buildings. The attachment brackets for these six lights will be replaced with new heritage period brackets. See Diagram 4 for details of brackets.
- The remaining 25 of 34 lights are currently installed on existing streetlight poles, these poles will be replaced with 4m high black metal poles with period specific embellishment to make it look period specific. See Diagram 5 for embellishment detail.
- The three existing double lights currently installed on the “stand” in Main Street, will be replaced by single heritage type LED light, similar to all the other heritage lights, but with higher powered light to replace the double lights.

Diagram 3: LED mains heritage type streetlights



Zeta's SmartScape Heritage is a unique, bespoke solution for retrofitting intelligent LED lighting into existing, traditional Heritage Lanterns.

With wattage options of 30W and 45W, the versatile LED solution provides significant energy and cost savings when compared to a traditional fluorescent lanterns running at an average of 55W and 70W respectively.

Zeta's intelligent design means that the integrated engine can be engineered to fit into a vast range of different heritage lantern shapes and sizes, making it a wholly flexible retro-fit solution for heritage-style public lighting in residential streets, roads, pathways or parks.

The standard Zeta type 5 lens has a 90° beam angle, which can be altered to wider or narrower angles to suit the application (various lens options available upon request)

SmartScape Heritage uniquely has the option to be emergency powered, meaning that the solution will run for a number of hours during a power cut.





Features:

- Bespoke solution
- Versatile
- Retrofit
- Enhanced aesthetics
- Energy and cost saving
- Emergency option

Applications:

Suitable for numerous heritage style lanterns in areas such as:

- Streets and Roads
- Pathways
- Parks and Gardens
- Railway Stations
- Shopping precincts

Specifications		
Wattage (W)	30W	45W
Lumen Output (lm)	3,300lm	4950lm
Colour Rendering Index (CRI)	>80	
Power Factor	>0.95	
Colour Temperature (CCT)	4000K*	
Warranty	3 years (3 years standard + 2 years upon registration)	
IP Rating	IP65	
Beam Angle	90°	
Operating Temperature (°C)	-10 - +30°C	
Input Voltage (V)	220-240V	
Driver	1-10V Dimmable**	
Lumen Maintenance	> 100,000 hrs to L70	
Dimmable (y/n)	Y	
Emergency (y/n)	Y (not as standard)	
Lens Type	Standard type 5 lens***	

*Other CCT options available

**Compatible with most CMS nodes

***Various lens options available on request

Diagram 4: Heritage type wall brackets

Wall Brackets


The brackets shown here are examples of some of the designs that have proved popular over the years.

Because all of our brackets are manufactured in-house, they can be supplied with various outreaches and to any design to suit a variety of applications.


Key Features

- > Brackets made to order and to specification
- > Galvanised to BS EN ISO 1461:1999
- > Various paint systems and colours available


Mounting Options




KEY
FM - Frog Mounted
TH - Top Hanging
FP - Flat Plate
FB - Frame Bracket




WMB 1003 FM



WMB 1003 TH



WMB 1003 FP



WMB 1003 FB

Diagram 5: Heritage streetlight pole embellishment





Ladder Bar



Shaft Ring



Base Casting



Neck Casting

Proposed: In the Non-Heritage Zone - The 43 lights outside of the heritage zone will be replaced with full solar type streetlight, these lights will be fitted to the existing streetlight poles. See Diagram 6 for details on the full solar streetlights.

Diagram 6: Non-heritage zone full solar streetlight

40W ISL Compact 2XL PRO

Developed in The UK for use in The UK

All In One Solar LED Street Light

Ideal for use in the remote areas where mains power is not available
Quick & easy to install for many commercial applications:
New Build infrastructure, Schools, Car Parks, Parks, Fly-Tipping, Ports, Perimeter & CCTV Security & more
Side entry, Pole Top or Wall Mountable

Images shown are for illustrative purposes only

Item Number	Specification	
40 ISL COMPACT2XL	LED Power	40W
	Chipset	SMD 2835
	Lumens	4800 LM
	Solar Panel	13.5V Mono-Crystalline Silicone
	Battery	LiFePO4 Replaceable Battery 32650 9.6V 12000mAh
	CCT	3000K 4000K 6000K
	Working Modes	Pre-set modes & Remote Control brightness & timing options
	Lux & PIR Sensor	Fully automated Lux & Motion control
	Beam Angle	140 X 70 TP III
	Material	ABS + PC UV Stabilised Aluminium
	Housing Colour	Black
	Rating	IP65 IK09 CE RoHS
	Working Temperature	-20°C ~ 60°C
	Dimensions / Weight	622mm x 290mm x 74mm / 5Kg
	Installation Height	3 - 8m
Warranty	3 Years	
Pole Size	50 to 60mm Ø Other pole sizes available	
Mount	Wall Mountable ~ Side Entry ~ Pole Top	
Package	Includes Remote Control & Fixings	

Features

All In One

Solar Panel
Mono Crystalline Silicone
Scratch resistant surface
Laminated board & strong performance
20 Years anticipated lifespan

Smart PIR Motion Sensor
Automatically switches to full brightness when motion is detected
Switches down to run at 30% power to preserve battery when no motion detected after 20 seconds

LED & Lens
High performance LEDs
PC Optical Lens
Anti-glare

LiFePO4 Battery
High capacity 12000mAh / 9.6V
2000 Charge-discharge cycles

Strong Build Quality
ABS+PC material
UV Stabilised

Outdoor Use
IP65 Rated

Versatile angle for charging & operation

Installation

Pole Top
Side Entry
Wall Mount

[QR Code](#)
Order List

The Jamestown conservation Area extends from around the Castle Garden area to upper Jamestown and given the varying historic background of this conservation area, the applicant in consultation with the Planning Service considered what could be defined as a historic core where investment into heritage design street lighting should be concentrated given the limited funding available and the potential costs of replacement street light. It was viewed that the most significant area of historic and heritage concentration and townscape is the area where there is highest level pedestrian movement and social activity and that is the area of commercial uses and community facilities. In view of this, the area defined in the application plan was agreed with the applicant for heritage design street lighting and in the remainder of the Jamestown standard design street light would be considered to be acceptable.

For a development proposal of this nature, the approach established has been as set out in the development application for geographical area based consent where the location of the street lights has been identified. It would not be feasible to request a development application for individual street light replacement.

REPRESENTATIONS

Three representations was received:

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St Helena National Trust in the form of comments welcoming the proposal to introduce heritage lampposts to central and lower Jamestown.

Concerns were made as to the lack of clarity on the style of lamp being put forward for consideration.

Request for elevation drawings for the wall mounted units to assess the impact on the streetscape.

Concerns were also made about the lack of public Consultation.

St Helena Heritage Society and Mr Pearce in the form of an identical objection to the application requesting more information and suggesting that proper consultations be carried out.

OFFICERS COMMENTS

Design style of street lamps, brackets and lamp post submitted with this application are essentially a replica of the traditional heritage lanterns. Their positions are determined by the existing street lamps.

The diagrams above allows for visualisation of how the proposed lamps will fit into the area and onto the buildings.

As regards public and/or stakeholder consultation prior to the submission of a development application, it is for the applicant/developer to determine. The Planning Service encourages applicants/developer to consult with the public and stakeholders and to overcome any concerns raised.

Given the two representations submitted by Mr Pearce, one in his own name and the other on behalf of the Heritage Society that are similar in all aspects of its content raises an on-going concern as to whether the representation made and views expressed on behalf of Heritage Society are his own personal views or the views collectively of the Heritage Society.

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:

- Energy: Policy E.8 *“All new external lighting, including additional street lights, will be permitted only where the lighting by its design, will not adversely affect the surroundings through glare or light pollution and will not interfere with sensitive ecologies, road safety of residential amenity.”*
- Built Heritage: Policy BH1(c) *“Development in historic conservation area will be permitted only if it enhances and protects the character of the area ...”*

OFFICER'S ASSESSMENT

The proposed lamps, brackets and pole embellishment in design and dimensions are created for heritage areas, including streets, roads, parks and gardens. Their design are similar to the existing street lamp that is positioned on the pavement outside of the Canister building in Jamestown. The new LED lights are a replica of the traditional heritage lanterns.

These new replacement lights will not only be welcomed from the standpoint of illumination to the Jamestown streets but will also enhance the area with its heritage lantern appearance. The LEDs are all down facing and thus is dark sky compliant.

D. PLANNING OFFICER'S RECOMMENDATION

REFERRAL TO GOVERNOR-IN-COUNCIL

The Application to be referred to the Governor-in-Council (in accordance with Directive dated 17 April 2014): Section 1.

LEGAL FRAMEWORK

- 1) In accordance with Section 23(1) of the LPDC Ordinance, 2013, the Governor-in-Council DIRECTS the Chief Planning Officer by way of clarification, that paragraphs 6 and 7 are intended to include (without prejudice to their generality) all of the following current or proposed capital programme projects, namely
 - Main Street Improvement works (Works to upgrade the street scene in Jamestown)

The development complies with the Energy Policy E8 and Built Heritage Policy 1(C) as listed above and therefore, recommend to the 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) The development shall be **implemented in accordance with the details** specified on the Application Form; location Plans and specification diagrams received on 16th December 2019, as stamped and approved by the Chief Planning Officer (CPO), on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is

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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 details.

- 3) **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).

- 4) Excavation into the street shall be in accordance with the positions of the existing lights. Deviation to be agreed with the Chief Planning Officer and Building Inspector. Land made unstable as a result of implementation of development shall be satisfactorily stabilised, consolidated or retained in consultation with the Chief Planning Officer and Building Inspector.

Reason: In the interests of safety to maintain the stability of land and visual amenity and also to accord with LDCP Policy IZ1 (f).

- 5) 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.

- 6) All **external lights** attached to buildings shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.

Reason: to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.

- 7) Development shall be such as to protect existing infrastructure:
- i) No excavations shall take place within 3m of any Low Voltage (LV) Pole or Pole Stay anchor and 5m within any High Voltage (HV) Pole;
 - ii) No development to take place below any LV or HV Lines;
 - iii) No excavation to take place within 3m of the nearest overhead LV Line and 5m of the nearest overhead HV Line;
 - iv) Excavation or construction does not pose any restriction for access to HV/LV lines and poles; and

Reason: to ensure safety and to protect the public electricity supply.

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.