

Open Agenda

Copy No:

No: 24/2020

Memorandum for Executive Council

SUBJECT

Development Application: Proposed replacement of existing and additional Solar Type Street Lights in Jamestown Conservation Area and James Bay

Memorandum by the Chief Secretary

ADVICE SOUGHT

1. **Executive Council is asked to consider and advise whether FULL Development Permission should be granted, with Conditions, for the replacement of existing and additional Solar Type Street Lights in the Jamestown Conservation Area as recommended by the Land Development Control Authority (LDCA).**

BACKGROUND & CONSIDERATIONS

2. At the Land Development Control Authority meeting held on 26th February 2020, it was recommended that Full Development Permission be granted for replacement of existing and additional Solar Type Street Lights in the Jamestown Conservation Area, subject to conditions as set out in Section D of the LDCA report attached as (**Annex A**)
3. In accordance with the directions issued by the Governor-in-Council to the Chief Planning Officer on 14 April 2014 under Section 23(1) of the Land Planning and Development Control (LPDC) Ordinance, 2013, the Chief Planning Officer is required to refer to the Governor-in-Council all applications for Development Permission which proposes (Point 3) the development or development of any land covered by water or land within 50 metres of land covered by water and further directs by way of clarification that paragraphs 6 and 7 are intended to include (without prejudice to their generality) proposed capital programme projects, Main Street Improvement Works (Work to upgrade the street scene in Jamestown). A copy of the directions is attached at Annex B for easy reference.
4. Section 17 (b) reads: Full Development Permission, the effect of which is to permit the development subject to the terms and conditions of the grant of full development permission.
5. The following are the relevant Primary Policy clauses from the Land Development Control Plan (LDCP) that are applicable in the assessment of the proposed development:

5.1 Energy: Policy E.8 “All new external lighting, including

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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.”

5.2 Built Heritage: Policy BH1(c) “ Development in historic conservation area will be permitted only if it enhances and protects the character of the area ...”

6. RATIONALE BEHIND THE PROPOSAL

6.1 There has been a long running programme for improving and upgrading the street scene and the public realm within Jamestown that has included new pavements works in the main street. The replacement of street lights is a continuation of this programme for upgrading the environment of the Jamestown and in particular the historic area of the town.

6.2 The programme is to upgrade the street lights and also to be more energy efficient. The programme now includes the replacement of the standard street lamps with designs of street lamp stands that would be more reflective of the historic and heritage character of the area. Whilst the funds available are not sufficient to replace all street lamps within the whole conservation area of Jamestown and part of the Heritage Coast Conservation Area with the heritage style street lamp stands, an assessment has been undertaken to identify parts of the conservation area that are of greater historic, heritage architecture value; areas of greater pedestrians; visitors and tourist attractions that would provide greater conservation and heritage benefit and merit and that it should also be the main area of focus for heritage, preservation, restoration and conservation enhancement.

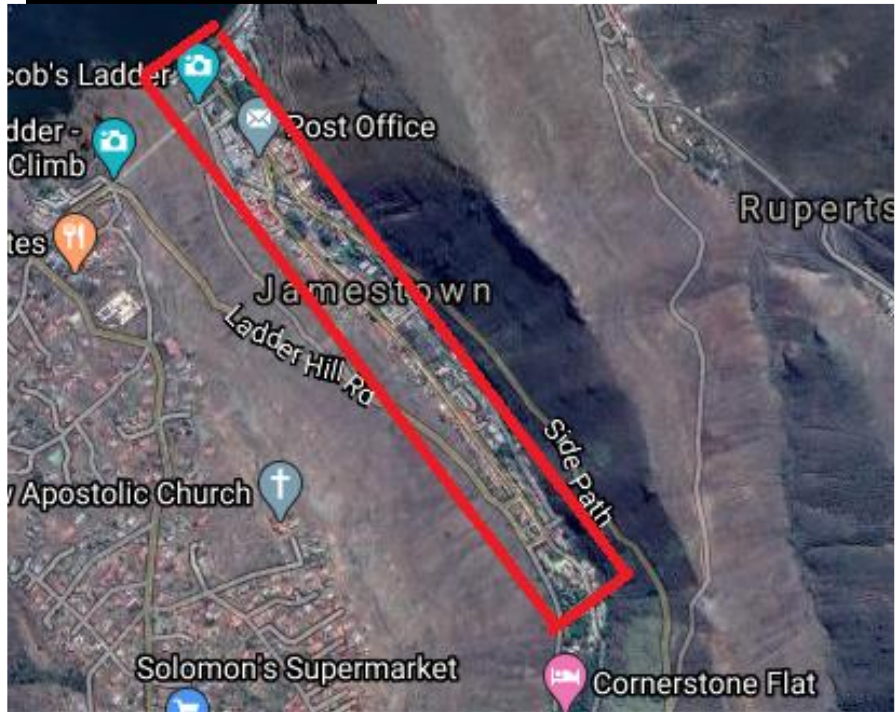
6.3 The Jamestown conservation Area extends from around the Castle Garden area to upper Jamestown and given the varying historic background of this conservation area, the applicant in consultation with the Planning Service considered what could be defined as an historic core where investment into heritage design street lighting should be concentrated given the limited funding available and the potential costs of replacement street lights. It was viewed that the most significant area of historic and heritage concentration and townscape is the area where there is highest level of 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 lights would be considered to be acceptable. The Heritage Coast Conservation Area is in the main the James Bay and Wharf area.

6.4 For a development proposal of this nature, the approach

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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 each individual street light replacement.

Diagram 1: Area Covered by the Development Application for Street Light Replacement



6.5 The proposal developed has formulated the programme for the replacement street lamps within Jamestown. Outside of the main area identified for heritage street lamps the existing street lamps will be replaced by solar street lamps that will not have the heritage embellishment on the standards. The design and appearance of these new solar street lamps will be an improvement from those currently in place around Jamestown. In view of this, and only for the purpose of the street light programme, the areas are classified as:

- a) Heritage Zone: from the Market area to the lower wharf, as seen on the location plans below.
- b) Non-Heritage Zone: above the Market area southwards up to the bottom of Constitution road and in Napoleon Street beyond Nosegay Lane.

7. PROPOSED DEVELOPMENT

7.1 There are currently 77 high energy consumption streetlights installed in the Jamestown area (Area between Jamestown Wharf and bottom of Constitution road).

- a) 34 lights are situated in the heritage conservation area (below

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the Market) and 43 lights in the non-heritage area.

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

7.2 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.

- a) 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.
- b) 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.
- c) 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.

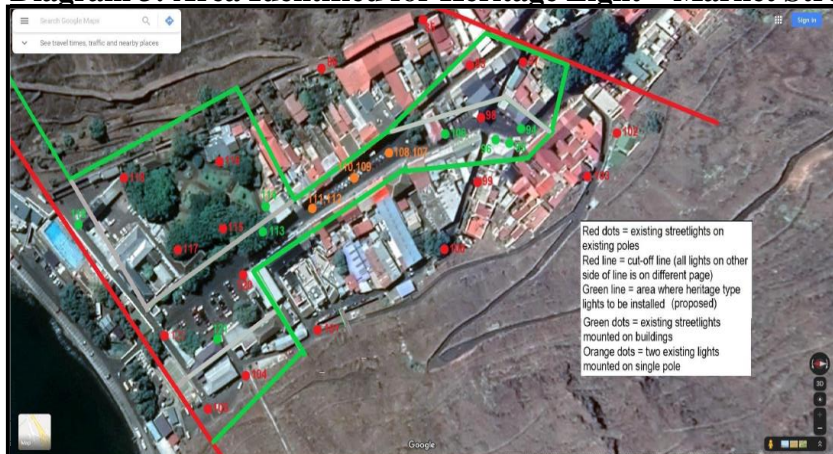
7.3 The area for the proposed replacement street lighting is located in two different zones within Jamestown in relation to the type of street lighting proposed and that is for Heritage and Non-heritage design.

Diagram 2: Area Identified for Heritage Light at the James Bay Sea Front: Heritage Coast Conservation Area



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Diagram 3: Area Identified for Heritage Light – Market Street



SmartScape
Heritage

LED Conversion

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



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Diagram 5: Heritage type wall brackets

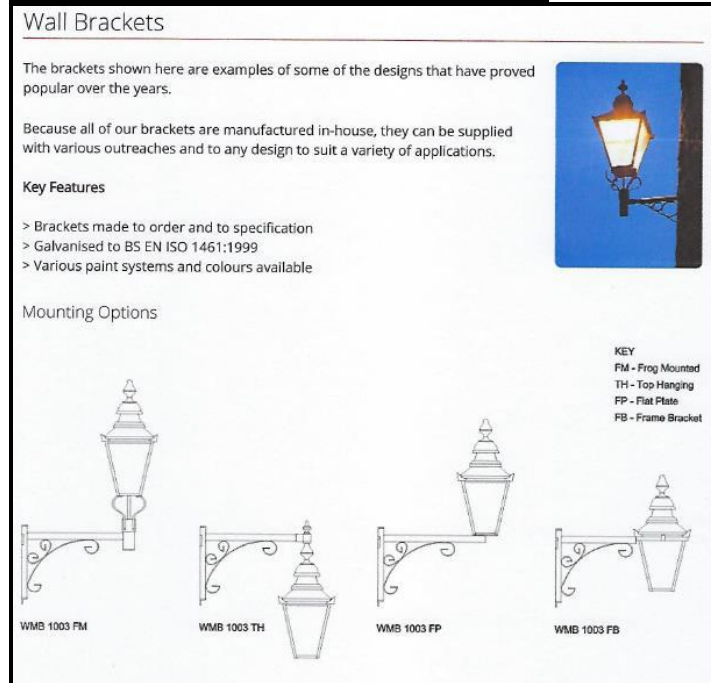
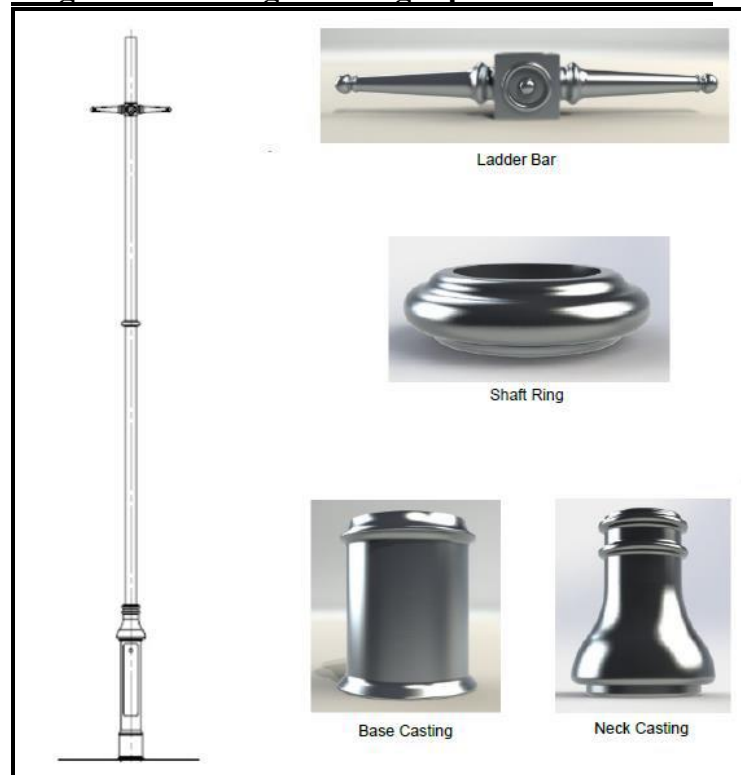


Diagram 6: Heritage streetlight pole embellishment



7.4 The remainder of the Jamestown Conservation Area not included in these drawings will be for the solar street lights. There will be a total of 43 street lights in the area outside of the heritage zone for replacement solar street light, these lights will be fitted to the existing streetlight poles.

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Diagram 7: Non-heritage zone Solar Street Lights

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






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 - 6m
	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


Diagram 8: Non-Heritage Zone Solar Street Lights Details

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



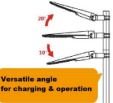
Strong Build Quality
ABS+PC material
UV Stabilised



Outdoor Use
IP65 Rated




20° adjustable upward
10° adjustable downward




Variable weight for charging & operation

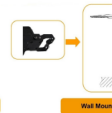
Installation




Pole Top



Side Entry



Wall Mount



8. REPRESENTATIONS

8.1 Three representations were received during the consultation on the development proposal. These were from St Helena National Trust (SHNT), Heritage Society and a member of the public. The SHNT representation was in the form of comments welcoming the

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proposal to introduce heritage lampposts to Central and Lower Jamestown but expressing concerns that there was lack of clarity on the style of lamp being put forward for consideration and requesting that elevation drawings for the wall mounted units to assess the impact on the streetscape should have accompanied the development application. They also expressed concerns that there was lack of any public consultation in the preparation of the programme for the replacement of the street lights.

8.2 The representations from Mr Pearce on behalf of the Heritage Society and Mr Pearce in a personal capacity, were two identical correspondence objecting that the proposal will alter the appearance of two Conservation Areas being the Historic Coast and Jamestown Historic Conservation Areas and that it will also affect directly several listed buildings and the settings of many others and suggests that a much more serious approach to this application is required. He also raised concerns that there was no detail in the application that will enable a better understanding of the applicant's intentions on the proposals or whether the applicant was expecting the planning officers or the LDCA to choose from a set of options provided

OFFICERS COMMENTS

8.3 The design style of street lamps, brackets and lamp posts submitted with this application are essentially a replica of the traditional heritage lanterns street lamps that are seen within the conservation area and few also on the Island. The positions are determined by the existing street lamps already in situ. The details diagram and photos provided with the applications allows for visualisation of how the proposed lamps will fit into the area and onto the buildings.

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

8.5 Given the two representations submitted by the member of the public, one in his own name and the other on behalf of the Heritage Society that are similar in all aspects of their 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.

9. CONCLUSION AND RECOMMENDATION

9.1 There is a positive social, economic and environmental impact arising from the proposed development as it will restore and

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conserve the historic and heritage value of the conservation area with street lights that are more in-keeping with the historic and architectural character and appearance of the area. The new street lights will also be more energy efficient and in particular the solar street lights for part of the project.

9.2 The details and design of the heritage street lights with their embellishment are considered to be reflective of the historic character and appearance of the area.

9.3 In view of the process that has been followed to ensure the development proposal is considered in light of all the available information, the LDCA recommends to the Governor-in-Council to Grant Full Development Permission with a number of conditions, as set out in Section D of the LDCA report 26 February 2020, attached as Annex B to this Memorandum. It should be noted that this development is within the Heritage Conservation Area and the area is supported by the strategic vision of the Sustainable Economic Development Plan.

FINANCIAL IMPLICATIONS

10. Executive Council acts as the Planning Authority in this case. The approval of the development permission will ensure that the capital programme can be implemented.

ECONOMIC IMPLICATIONS

11. The delivery and implementation of the development will promote growth in the construction sector and will contribute towards economic growth and prosperity.

12. The street lighting project will ensure that the historic areas are preserved, restored and enhanced by ensuring that the street furniture is more reflective of the historic landscape and will also continue to contribute to the economic well-being of the Island through jobs in the construction sector. Furthermore, the project will also ensure that street lighting is more energy efficient, particularly for the solar street lights in part of the project. The design and details of the street lights will compliant with the “Dark Sky” imitative.

CONSISTENCY WITH INVESTMENT POLICY PRINCIPLES

13. The development and delivery of the capital programme for the wellbeing of the Island and its assets is consistent with the Investment policy.

PUBLIC/ SOCIAL IMPACT

14. This development should have a positive public/social impact. It will ensure that the historic assets are restored and enhanced for the benefit of residents and visitors alike.

ENVIRONMENTAL IMPACT

15. Ensuring that historic building and built heritage assets are continued to be restored, conserved and make a positive contribution for the environment and creates confidence for future investment.

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The new street light will also be more energy efficient and making a positive impact on the environment.

PREVIOUS CONSULTATION/ COMMITTEE INPUT

16. The development application was advertised for a period of 14 days to seek comments from the communities and stakeholders on the development proposal.
17. Key Stakeholders have responded and their views have been considered by LDCA.

PUBLIC REACTION

18. There was one representation received from Mr Pearce to this consultation and this has been summarised in Section 8 above.
19. The public is most likely to support this development as it will enhance the existing lighting in Jamestown.

PUBLICITY

20. The decision will be mentioned in the Executive Council Report and associated radio broadcast.

SUPPORT TO STRATEGIC OBJECTIVES

21. This paper supports Strategic Objective 1.1 – ‘Ensure effective investment in physical infrastructure’. It also supports Strategic Objective 7.1 7.1 ‘Promote the sustainable management and use of natural resources and the environment’.

LINK TO SUSTAINABLE ECONOMIC DEVELOPMENT PLAN GOALS

22. Goal 7 of the SEDP is to improve public infrastructure, to provide an environment that promotes investment. Furthermore, this mitigates the risk under the Tourism section that “tourist destinations may not be accessible or invested in”

SOB

OPEN/CLOSED AGENDA ITEM

23. Recommended for the Open Agenda.

Corporate Support
Corporate Services

28th February 2020