

## Planning Officer's Report – LDCA JUNE 2020

<b>APPLICATION</b>	2020/31 – Construction of the Meteorological Station Office
<b>PERMISSION SOUGHT</b>	Permission in <b>Full</b>
<b>REGISTERED</b>	30 <sup>th</sup> March 2020
<b>APPLICANT</b>	Meteorological Department
<b>PARCEL</b>	LWN0003
<b>SIZE</b>	7.55 acres (3.086ha)
<b>LOCALITY</b>	Met Station, Bottom Woods
<b>ZONE</b>	Coastal Zone
<b>CONSERVATION AREA</b>	None
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Sentinel Newspaper 2<sup>nd</sup> April 2020</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	16 <sup>th</sup> April 2020
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<del>Delegated</del> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Objection
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Objection

13. Sure SA Ltd

No Objection

14. Heritage Society

No Response

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

The application site is situated at the Met Station, which is approximately 550m North West of Horse Point Landfill site at Bottom Woods. The site is designated within the Coastal Zone and not in any proposed Conservation areas.

#### Diagram 1: Locality



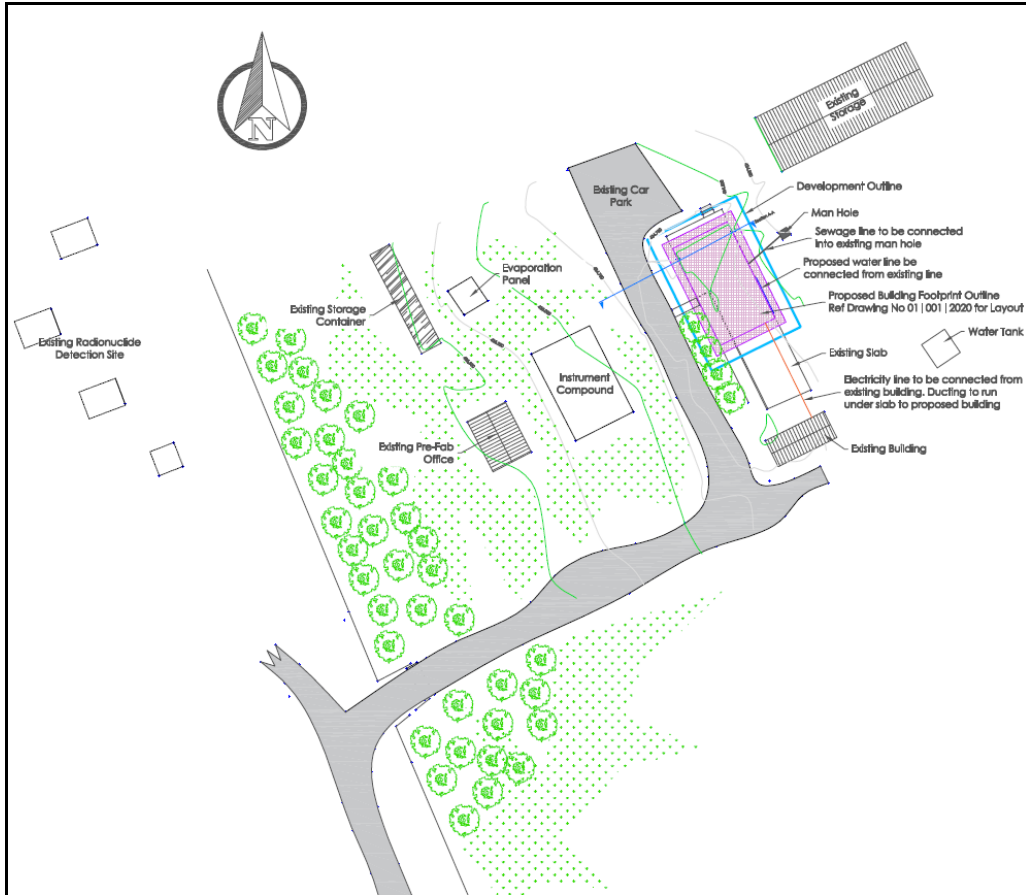
### THE PROPOSAL

The original Met Station Office was deemed un-safe and was therefore demolished. A new build has been proposed on the existing slab, however will be constructed at a slightly smaller footprint than the original, which will measure approximately 117m<sup>2</sup>.

The floor layout will consist of an open planned operations area to the north side of the building with a partially enclosed kitchenette, toilet, office and store room. Access into the building will be from the north or via the west facing entrance. The external walls will be constructed out of concrete blockwork, the internals of stud partitions and roof coverings of IBR sheeting.

Sewage has been proposed into the existing man hole at the east of the site. Connections for the water and electricity are available on-site. No changes are proposed to the existing access or car parking area.

**Diagram 2: Site Plan**



**Diagram 3: Floor Layout & Elevations**



## **POLICY CONSIDERATION**

The proposed development is assessed against the LDCP Policies set out below:

- Coastal Zone CZ1
- Water: Policy W2
- Sewage, storm and Drainage: Policies SD1 (b, c), SD3, SD.4 and SD7
- Road and Transport: Policies RT1 (c and d), RT3 and RT7

## **OFFICER ASSESSMENT**

The land has been used for many years by the Meteorological Department. The previous office building was made of steel frame with asbestos sheeting, as a result had been prone to deterioration over the years. An assessment was carried out about four years ago by the former Chief Engineer, where he deemed the building un-safe and not fit for purpose. The users of the premises also found the building to be impractical, as it would incur regular maintenance.

This proposal has been submitted to meet the Meteorological Departments requirements, ensuring the development is sustainable for the future. In terms of the siting, scale, layout, proportion and external materials, this proposal is in keeping with the buildings of the surrounding site. The proposal further demonstrates it will not cause any detrimental impacts on the natural appearance and ecology of the area.