

Planning Officer's Report – LDCA JUNE2020

APPLICATION	2020/37 – Proposed Covered Area for Glass Crusher incorporating a 20ft Container, Nr Ambleside Workshop
PERMISSION SOUGHT	Permission in Full
REGISTERED	30 th April 2020
APPLICANT	Chris Bargo
PARCEL	HTH1360
SIZE	0.05 acres (230m ²)
LAND OWNER	Crown Estate
LOCALITY	Half Tree Hollow
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Independent Newspaper on 8th May 2020▪ A site notice displayed in accordance with Regulations.
EXPIRY	22 nd May 2020
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Objection
4. Roads Section	No Objection
5. Property Division	No Response
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	Not Consulted
11. Enterprise St Helena (ESH)	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response

B. DEVELOPMENT DETAILS SUMMARY (approximate / rounded figures)

Parcel HTH1247	:	230m ²
Proposed Footprint	:	80m ²
Plot Coverage	:	34.8%

C. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The application site is near Ambleside Workshop, Half Tree Hollow. The site is designated within the Intermediate Zone and not in any proposed conservation areas.

Diagram 1: Location Plan



THE PROPOSAL

The request is for full development permission to build a covered area for a glass crusher facility and erect a 20ft container on an area of land that has mix of commercial and industrial uses. The proposed use is, therefore, considered to be acceptable use in this location. The access to the site is from Tern Drive which runs from Ladder Hill/Commonwealth Avenue. Part of the western end of the road is a track that provides access to the premises and land.

The use is being relocated from the Horse Point landfill and civic amenity area with the development of the health isolation facilities related to Covid-19 at the nearby Bradley's Camp.

The total development area is 10m by 8m with a pitched roof. The total height 5.6m to the ridge, 3.6m to the eaves. Part of the construction will be covered that will include glass crusher with IBF cladding and others area will be open. The roof will also be covered with IBF cladding.

Diagram 2: Site Plan & Section

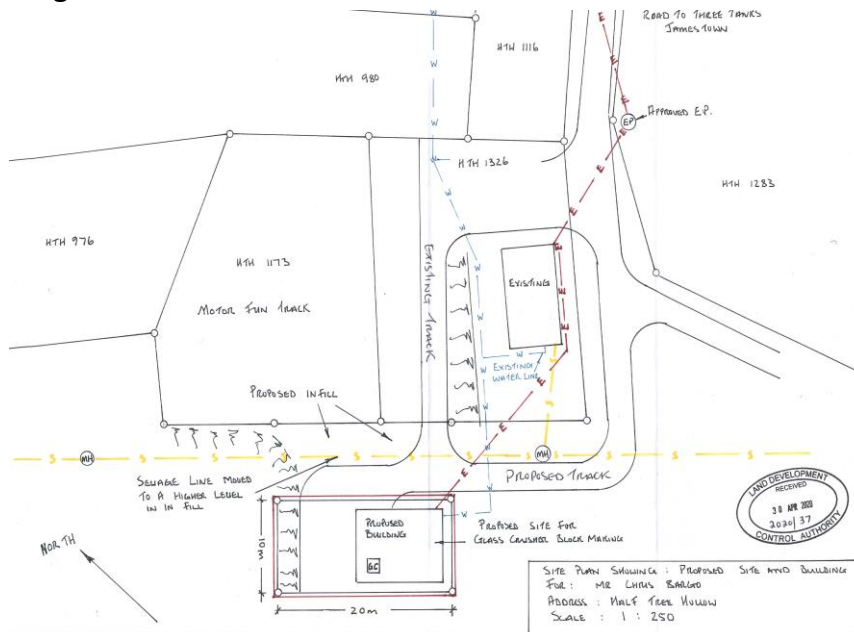


Diagram 3: Proposed Floor Layout

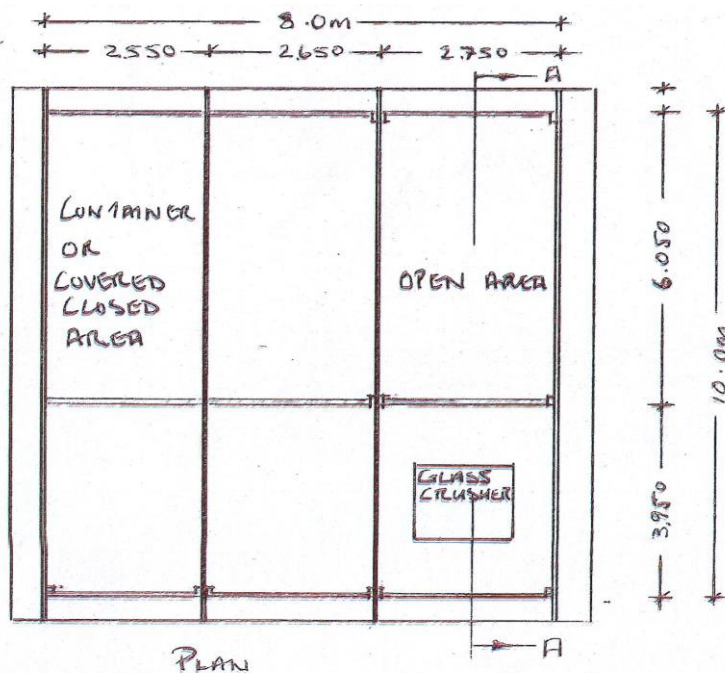
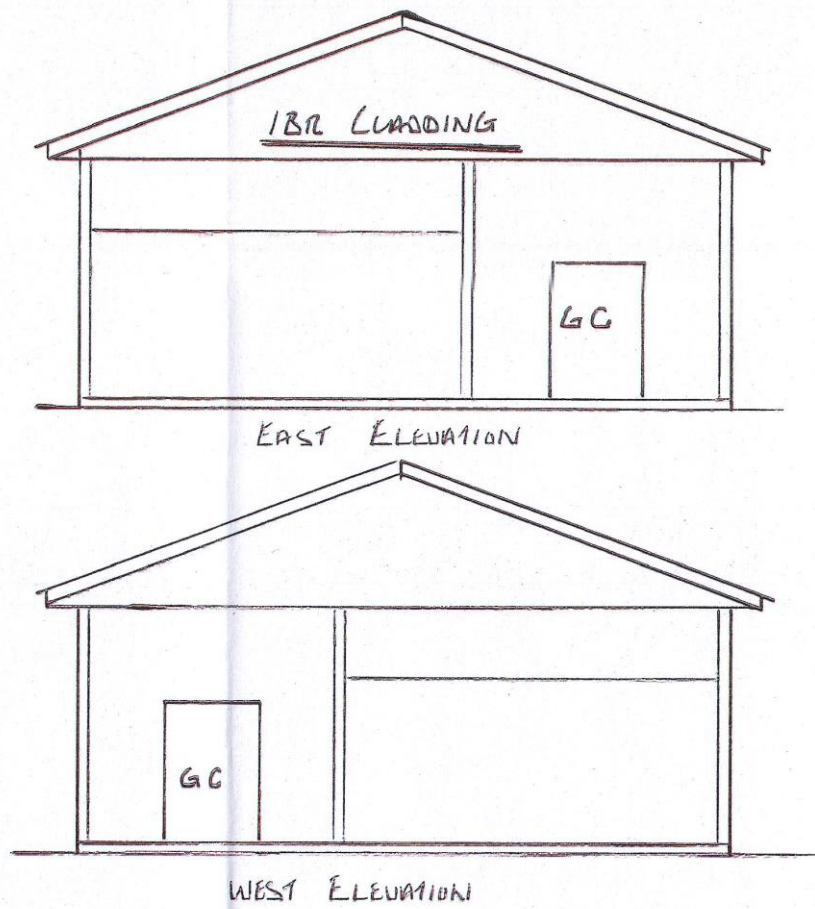


Diagram 4: Proposed Elevations



POLICY CONSIDERATION

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

- Intermediate Zone: Policies IZ1 (a, b, f, g and h)

OFFICER ASSESSMENT

In assessing the application for proposed use for the area and building for industrial use in this location is considered to be acceptable. The western end of Tern Drive is a mixture industrial/commercial and open storage uses. The physical appearance of the area is open and access is partially on a semi-constructed road and partially just an access track. The use is some distance from residential properties, although within this generally industrial looking area there are number of residential properties, some only partially completed.

The proposed development is considered to be in compliance with the LDCP policies as set out above.